



**GRASSROOTS**  
REALTY GROUP

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**207, 10605 West Side Drive  
Grande Prairie, Alberta**

**MLS # A2208809**



**\$22 per sq.ft.**

**Division:** Westside Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,050 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

Desirable office space in West Side Plaza has plenty to offer! Lots of parking and an upscale, well maintained building in an excellent location near 108 Street (Bypass/Highway 40) and 100 Avenue. 1150 sq ft consists of bright open reception & lobby, 3 offices, coffee bar kitchen area and washroom. Immediate possession available! Basic rent is  $\$22.00 \times 1050 \text{ sq ft} = \$1,925 + \$96.25 \text{ GST} = \$2,021.25/\text{mo}$ . Additional Rent is  $\$1,124.38 + \$56.22 \text{ GST} = \$1,180.60/\text{mo}$ . Total Monthly Rent Payment is  $\$3,201.85/\text{mo}$ . Property management, taxes, heat, water, garbage, recycling, parking lot and landscape maintenance, snow removal are all included. Pylon signage available for additional  $\$250/\text{mo}$ .