

104 & 106, 10605 West Side Drive  
Grande Prairie, Alberta

MLS # A2111576



**\$18 per sq.ft.**

Division: Westside Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,161 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Desirable retail/restaurant/office space in West Side Plaza has plenty to offer! Lots of parking and an upscale, well maintained building in an excellent location near one of Grande Prairie's busiest intersections - 108 Street (Bypass/Highway 40) and 100 Avenue. This is units 104 & 106 combined for a total of 3,161 square feet. Immediate possession available! Base rent is \$18.00/sf (\$4,741.50+ GST/mo) & additional rent is \$3,443.55 + GST/mo = \$8185.05 + GST/mo. Property management, taxes, heat, water, garbage, recycling, parking lot and landscape maintenance, snow removal are all included. Pylon signage available for additional \$250/mo.