



104, 10605 West Side Drive **Grande Prairie, Alberta**

MLS # A2031989



\$20 per sq.ft.

Westside Park Division: Office Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: West Side Plaza **Bus. Name:** Size: 1,650 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: Lot Feat:

N/A

Heating: Floors:

Roof: **Exterior:**

Water:

Sewer:

Inclusions:

Desirable retail/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. 1650 sq ft consists of a large open retail area, storage room or office and a washroom. Nice upgraded flooring and freshly painted! Near banks, Jeffrey's Cafe, Podollan Hotel. Immediate possession available! Basic rent is \$20.00 x 1,650 sq ft = \$2,750.00 + \$137.50 GST = \$2,887.50/mo. Additional Rent is \$1,581.25 + \$79.06 GST = \$1,660.31/mo. Total Monthly Rent Payment is \$4,547.81. Property management, taxes, heat, water, garbage, recycling, parking lot and landscape maintenance, snow removal are all included. Pylon signage is available for additional \$250/mo.