

104, 11510 Westgate Drive  
Grande Prairie, Alberta

MLS # A2138895

## \$29 per sq.ft.



Division: Westgate

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,026 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Turn-Key Clinic or Office Space in Premier Commercial Development Discover a prime opportunity in one of the city's most sought-after commercial areas. This 2,026 sq.ft. space is fully equipped and ready for immediate use, offering versatile spaces for various professional needs, including 8 treatment rooms or offices. The large, inviting reception area is both welcoming and spacious for clients. There is a convenient, fully equipped staff kitchen area, an on-site laundry room for your convenience, and ample storage space for all your needs. The space also features two accessible bathrooms, compliant with accessibility standards. Ample parking ensures plenty of space for both staff and clients, and the high visibility provides excellent exposure to daily traffic. Located in Monaco Square, this space benefits from a diverse tenant mix and substantial daily foot traffic. With well-managed and competitive rents comparable to other large commercial plazas, this is an attractive option for any business. Don't miss out on the chance to start your business operations without the hassle of leasehold improvements. Seize this opportunity today!