

103, 10635 West Side Drive  
Grande Prairie, Alberta

MLS # A2182397



## \$2,900 per month

Division: Westside Park

Type: Retail

Bus. Type: Retail

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: 0.48 Acre

Sewer: Sewer

Lot Feat: Near Public Transit

Inclusions: none

What an opportunity! If you are looking for a smaller retail space in a high traffic, vibrant complex, then you need to check out this 1,200 sq.ft. unit. Most recently this space was set up for food service, outfitted with 2 washrooms, a dining area, service counter and a kitchen area. You can continue to use this space as a food service facility or convert it to a retail store, salon or office. Ready for immediate occupancy. Base Rent is \$2,900 month plus GST (\$29 sq.ft./annually). Additional Rents, including property tax is estimated at \$1,250 month plus GST (\$12.50 sq.ft./annually) for a total monthly cost of \$4,150 plus GST and utilities. Call your Real Estate Professional to arrange a viewing today! \*Listing Associate is related to vendor