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## RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27020


**MLS ID:**  
A2182397

**\$2,900**



 **JEFFREY WARKENTIN**  
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 Royal LePage - The Realty Group  
 780-539-5771

 103, 10635 West Side Drive , Grande Prairie , Alberta T8V 8J4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 200
<b>Lease Amount</b> 2900.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> IB
<b>Subdivision</b> Westside Park	<b>Year Built</b> 2004	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 0324904
<b>Building Area (Sq. Ft.)</b> 1200.00	<b>Building Area (Sq. M.)</b> 111.48	<b>Lot Size (Sq. Ft.)</b> 20882
<b>Lot Size (Acres)</b> 0.48	<b>Lot Features</b> Near Public Transit	<b>Inclusions</b> none
<b>Restrictions</b> Landlord Approval	<b>Reports</b> 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

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