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RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
32133


MLS ID:
A2257250

\$2,900



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

Transaction Type For Lease	Title Fee Simple	Days On Market 79
Lease Amount 2900.00	Lease Frequency Monthly	Zoning IB
Subdivision Westside Park	Year Built 2004	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 0324904
Building Area (Sq. Ft.) 1200.00	Building Area (Sq. M.) 111.48	Lot Size (Sq. Ft.) 20882
Lot Size (Acres) 0.48	Lot Features Near Public Transit	Inclusions n/a
Restrictions Landlord Approval	Reports None	

BASE RENT FREE UNTIL 2026!!! 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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