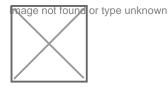


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 32133

MLS ID: A2257250

\$2,900



△ JEFFREY WARKENTIN

(780) 296-5333

🗓 Royal LePage - The Realty Group

2 780-539-5771

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

Transaction Type

For Lease

Title

Fee Simple

Days On Market

79

ΙB

Lease Amount

2900.00

Lease Frequency

Monthly

Zoning

Subdivision

Westside Park

Year Built

Structure Type

2004

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

n/a

Lot Size (Acres)

0.48

Lot Features

Near Public Transit

Inclusions

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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.