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## RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34075

**MLS ID:**  
A2287568

**\$2,700**



 **JEFFREY WARKENTIN**  
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 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> 85
<b>Lease Amount</b> 2700.00	<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>Construction Type</b> Mixed	<b>Lot Features</b> Near Public Transit
<b>Inclusions</b> n/a	<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 \$2,700 month plus GST (\$27 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 \$3,950 plus GST and utilities. Call your Real Estate Professional to arrange a viewing today! \*Listing Associate is related to vendor

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