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## 104, 10605 WEST SIDE DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
19799


**MLS ID:**  
A2031989

**\$20**



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 104, 10605 West Side Drive , Grande Prairie , Alberta T8V 8E6

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 402
<b>Year Built</b> 2005	<b>Lease Amount</b> 20.00	<b>Lease Frequency</b> Annually
<b>Zoning</b> IB	<b>Subdivision</b> Westside Park	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0521292
<b>Building Area (Sq. Ft.)</b> 1650.00	<b>Building Area (Sq. M.)</b> 153.29	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Desirable retail/office space in West Side Plaza has plenty to offer! Lots of parking and an upscale, well maintained building in an excellent location near 108 Street (Bypass/Highway 40) and 100 Avenue. 1650 sq ft consists of a large open retail area, storage room or office and a washroom. Nice upgraded flooring and freshly painted! Near banks, Jeffrey's Cafe, Podollan Hotel. Immediate possession available! Basic rent is \$20.00 x 1,650 sq ft = \$2,750.00 + \$137.50 GST = \$2,887.50/mo. Additional Rent is \$1,581.25 + \$79.06 GST = \$1,660.31/mo. Total Monthly Rent Payment is \$4,547.81. Property management, taxes, heat, water, garbage, recycling, parking lot and landscape maintenance, snow removal are all included. Pylon signage is available for additional \$250/mo.

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