

# \$20 - 104, 10605 West Side Drive, Grande Prairie

MLS® #A2031989

## \$20

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westside Park., Grande Prairie, Alberta

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.

Built in 2005

## Essential Information

MLS® #	A2031989
Price	\$20
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Office
Status	Active



## Community Information

Address	104, 10605 West Side Drive
Subdivision	Westside Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8E6

## Additional Information

Date Listed	March 22nd, 2023
Days on Market	743
Zoning	IB

## Listing Details

Listing Office	RE/MAX Grande Prairie
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