

**UNIT 103, 11706 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2284631**



## \$22 per sq.ft.

**Division:** Westgate

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Commercial Space for Lease in Westgate Business Park. Located on a busy road across from Canadian Tire in Grande Prairie, this property offers strong visibility and easy access. 2,000 sq. ft. of finished office space with a reception area, four offices, boardroom, coffee bar, and an accessible washroom. A 500 sq. ft. heated shop with a 10' overhead door provides additional flexibility for storage or operational needs. The property also features ample paved parking for staff and customers. Do not miss the opportunity to make this functional, versatile space your own. Base rent is \$22/sq ft = \$3,666.67 / month plus GST. CAM Costs are \$9.50/sq ft = \$1,583.33 / month. Total Rent is \$5,250.00 plus GST