

**207, 10605 West Side Drive
Grande Prairie, Alberta**

MLS # A2208809

\$22 per sq.ft.



Division: Westside Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,050 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Desirable 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. 1150 sq ft consists of bright open reception & lobby, 3 offices, coffee bar kitchen area and washroom. Immediate possession available! Basic rent is $\$22.00 \times 1050 \text{ sq ft} = \$1,925 + \$96.25 \text{ GST} = \$2,021.25/\text{mo}$. Additional Rent is $\$1,124.38 + \$56.22 \text{ GST} = \$1,180.60/\text{mo}$. Total Monthly Rent Payment is $\$3,201.85/\text{mo}$. Property management, taxes, heat, water, garbage, recycling, parking lot and landscape maintenance, snow removal are all included. Pylon signage available for additional $\$250/\text{mo}$.