

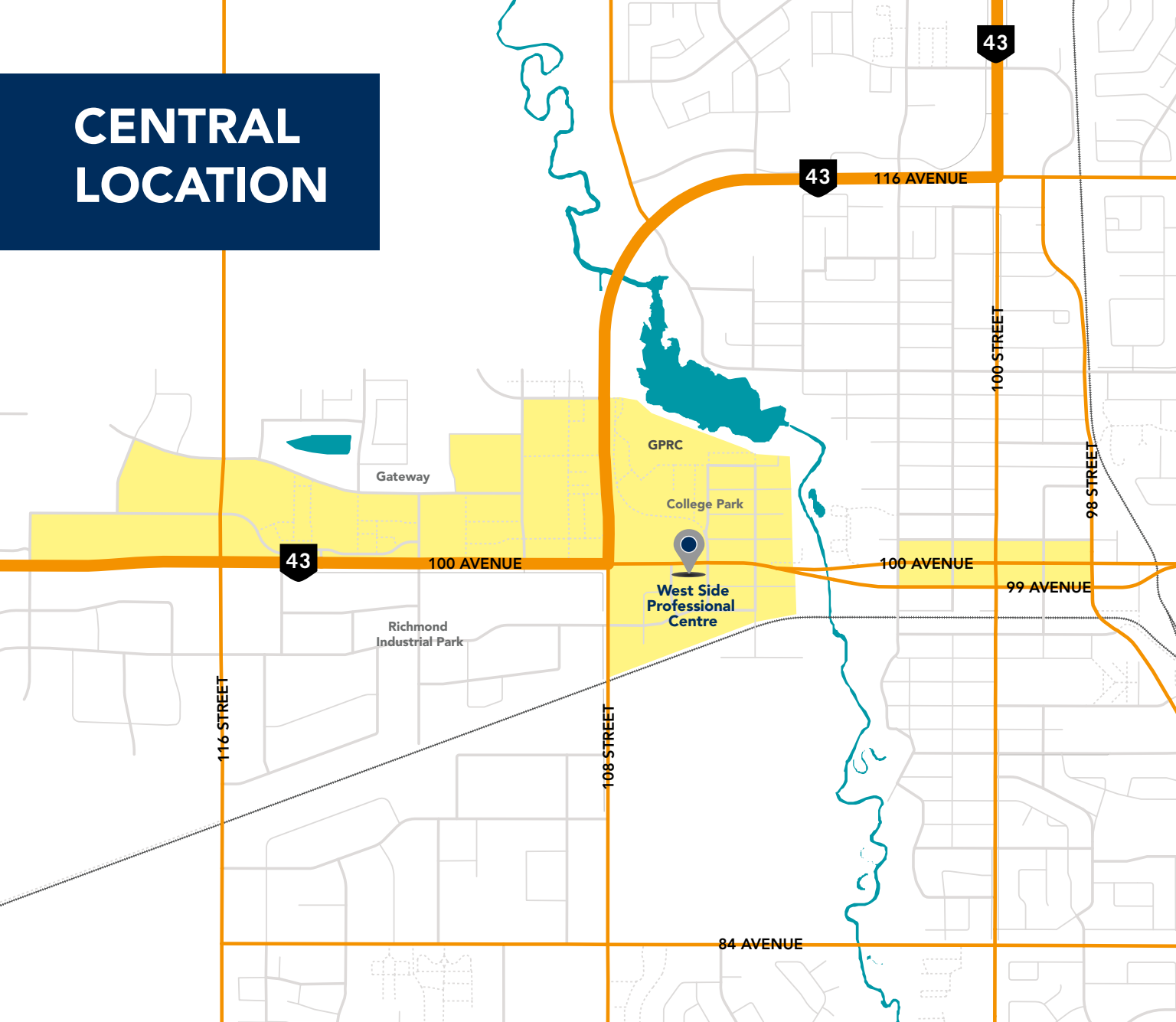


West Side Professional Centre

9906 106 STREET, GRANDE PRAIRIE, AB



CENTRAL LOCATION



West Side Professional Centre is perfectly positioned at the intersection of 100th Avenue and 106th Street.
A high visibility corridor that allows easy access to both the Downtown core and the West Side business district.



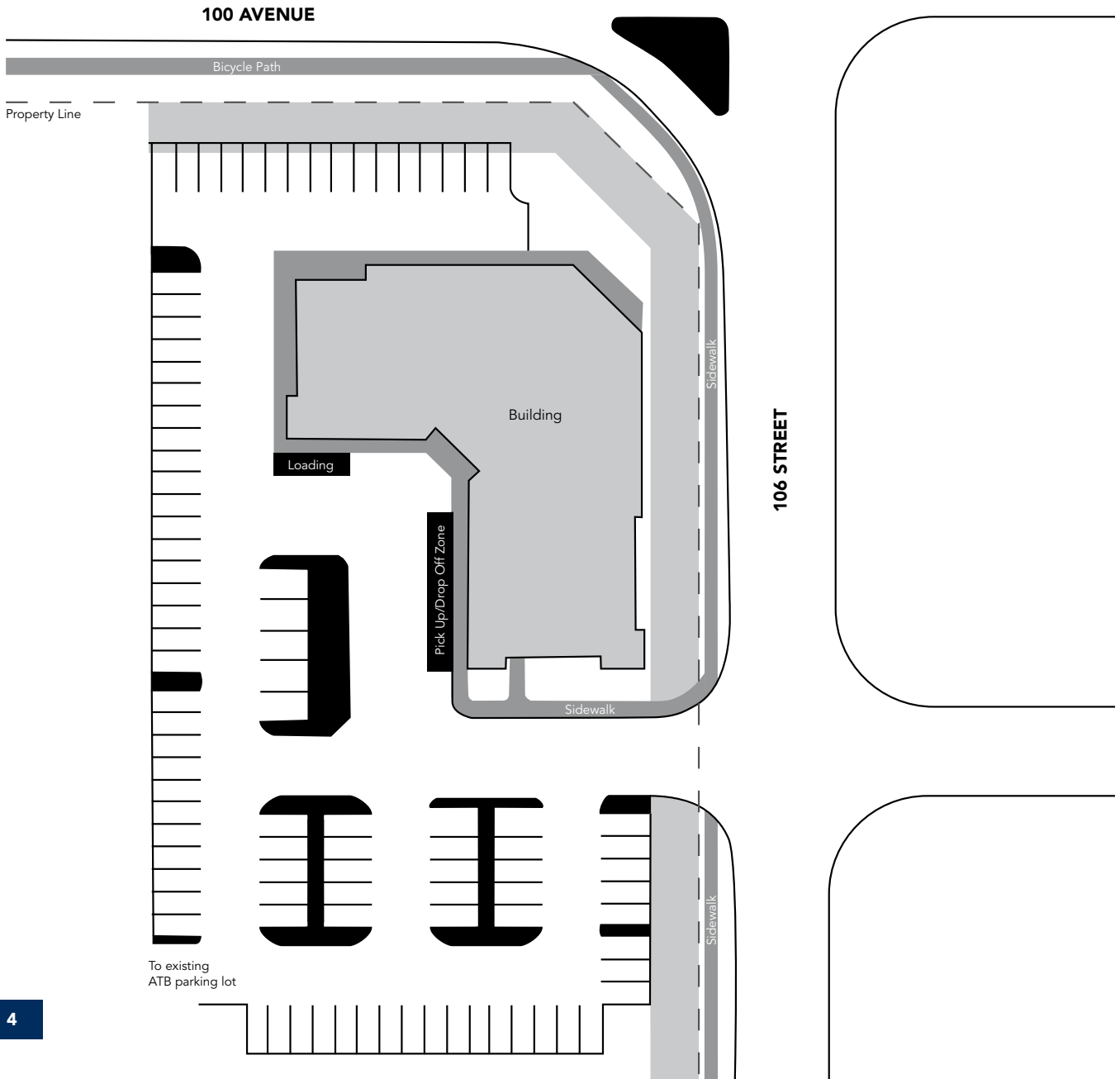
WEST SIDE PROFESSIONAL CENTRE

Located near restaurants, hotels, shopping, GPRC and within walking distance of downtown, west end business district, and Muskoseepi Park walking trails. Accessible by public transit.

Existing businesses in West Side Plaza:

- AFSC
- Alberta Energy Regulator
- ATB Financial
- Baron Oilfield
- BMO Bank of Montreal
- Cute as a Bug's Ear
- Elevate Insurance
- Holiday Inn
- Jeffrey's Café
- Johnson Insurance
- Modern Resources
- Paint of Interest
- Podollan Inn and Spa
- RBC Wealth Management
- RCMP
- Royal LePage The Realty Group
- TD Canada Trust
- Thomson Group
- Turcon Construction

LOT PLAN





LEASING AVAILABLE

- GROUND FLOOR
- SUITE A AND B AVAILABLE
- SECOND AND THIRD FLOORS FULLY LEASED

ANNUAL LEASE RATES AND OPERATING COSTS

- Ground Floor commercial space from \$30/ft
- Operating costs are estimates at \$11.75/ft to include:
 - common area costs
 - property management
 - estimated property taxes
 - insurance

ZONING ARTERIAL COMMERCIAL DISTRICT

Section 95 Arterial Commercial District - CA

95.1 PURPOSE

To provide for a diversity of commercial uses that are located adjacent to or are easily accessible from the High Visibility Corridors as identified in Schedule C. A high standard of appearance/design and landscaping as required by the schedule C - High Visibility Corridor Overlay will be applied to developments located adjacent a High Visibility Corridor.

95.2 PERMITTED USES

- Accessory Building or Structure
- Accessory Use
- Animal Service Facility, Minor
- Automotive and Equipment Repair and Sales, Minor
- Automotive and/or Recreational Vehicle Sales, Rental and Service
- Broadcasting Studio
- Business Support Service
- Child Care Facility
- Commercial Business Centre, Major
- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreation Facility, Indoor
- Commercial School
- Commercial Storage
- Community Recreation Facility
- Contractor, Limited
- Drinking Establishment, Minor
- Essential Public Service
- Equipment Rental and Repair
- Family/Fast Food Restaurant
- Financial Building
- Funeral, Cremation and Interment Service
- Gas Bar
- Greenhouse
- Health Facility, Major
- Health Facility, Minor
- Hotel
- Liquor Store
- Motel
- Office, Major
- Office, Minor
- Parking Lot or Structure
- Personal Service Facility
- Recycling Depot
- Restaurant
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second Hand
- Service Station
- Solar Power
- Storage Yard (Accessory to Retail/Warehouse Sales)
- Supermarket
- Truck and/or Manufactured Home Sales and/or Rental
- Vehicle Wash, Minor
- Warehouse Sales

95.3 DISCRETIONARY USES

- Adult Entertainment Facility
- Carnival
- Casino
- Commercial Recreation Facility, Outdoor
- Drinking Establishment, Major
- Dry Cleaning Plant
- Fleet Service
- Farmers/Flea Market
- Late Night Club
- Public Utility
- Religious Assembly
- Small Wind Energy System
- Vehicle Wash, Major



FOR MORE INFORMATION CONTACT:

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DevcoDevelopments.ca