



# For Lease

104, 10605  
WEST SIDE DRIVE  
GRANDE PRAIRIE

Desirable retail/office space in upscale West Side Plaza. Lots of parking, well maintained building in an excellent location near Bypass/Highway 40, Hospital, NW Polytechnic, Airport.

Available immediately.



*KIMLISSOWAY*  
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**RE/MAX**GRANDE PRAIRIE

**RE/MAX**  
COMMERCIAL®



# FOR LEASE

\$20/SF

1650 sq ft consists of large open retail area, storage room/office and a washroom.

Upgraded vinyl flooring and freshly painted! Near banks, Jeffrey's Cafe, Podollan & Holiday Inn Hotels.

Basic rent is \$2,887.50/mo.

Additional Rent is \$1,660.31/mo.

Total Monthly Rent Payment is \$4547.81.

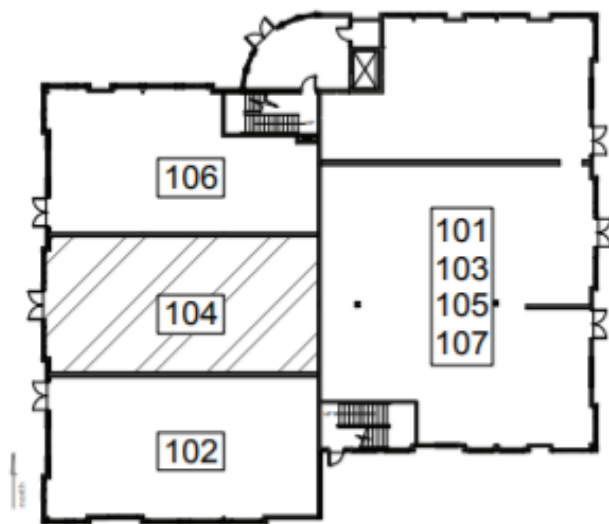
Pylon signage is available.



## Features

Property management, taxes, heat, water, garbage, recycling, parking lot & landscape maintenance, and snow removal are all included in additional rent.

Space can be used for office, retail, wellness services, restaurant, etc.



**KEY PLAN - MAIN FLOOR**  
FOR REFERENCE ONLY

