



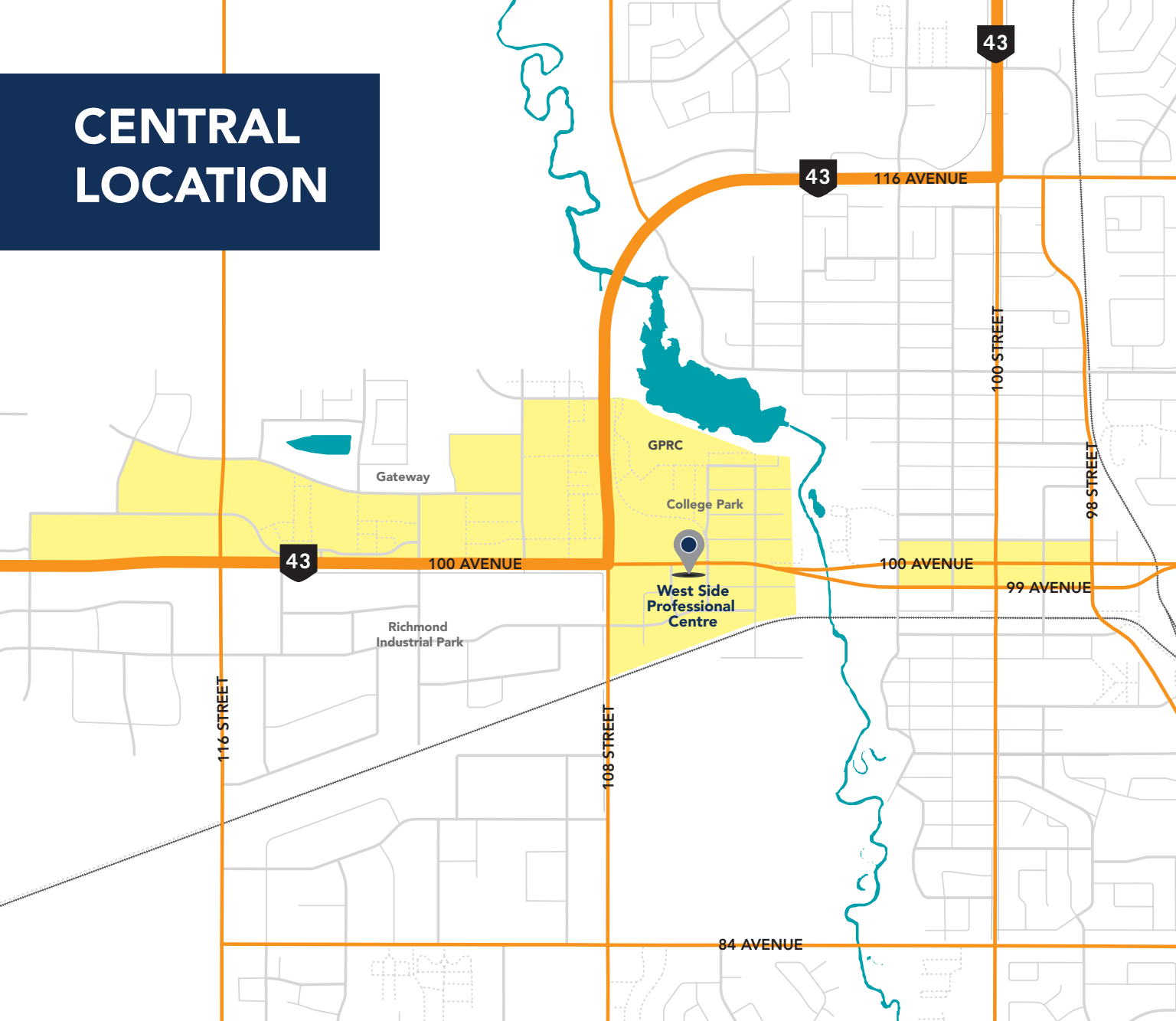
# West Side Professional Centre

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, Northwestern Polytechnic and within walking distance of downtown, west end business district, and Muskoseepi park walking trails. Accessible by public transit.

# West Side Plaza

## WELCOME TO THE NEIGHBOURHOOD

West Side Plaza welcomes Stringam LLP to the neighbourhood summer, 2024!  
For development opportunities please contact Rhonda at Devco  
Developments 780-513-6095

### Existing businesses in West Side Plaza:

- AFSC
- Alberta Energy Regulator
- ATB Financial
- Baron Oilfield
- BDC
- Beaverlodge Butchers
- BMO Bank of Montreal
- Frontier Eatery
- Holiday Inn
- HUB International
- Jeffrey's Cafe
- TD Commercial
- MP's Office
- Paint of Interest
- Podollan Inn and Spa
- Prairie Chiropractic
- Chrenek Dion & Associates, RBC Wealth Management
- RCMP
- Respiratory Homecare Solutions
- Royal LePage The Realty Group
- Scoop Icecream Joint
- TD Canada Trust
- The Old Trapper
- Thompson Group Tax Specialty Services
- Chrenek Dion & Associates
- VISA Rentals

## SECOND FLOOR



# LEASING AVAILABLE

## FIRST FLOOR

Leased

## SECOND FLOOR

Newly divided office space with 5,595 Sq. Ft of furnished rentable space.

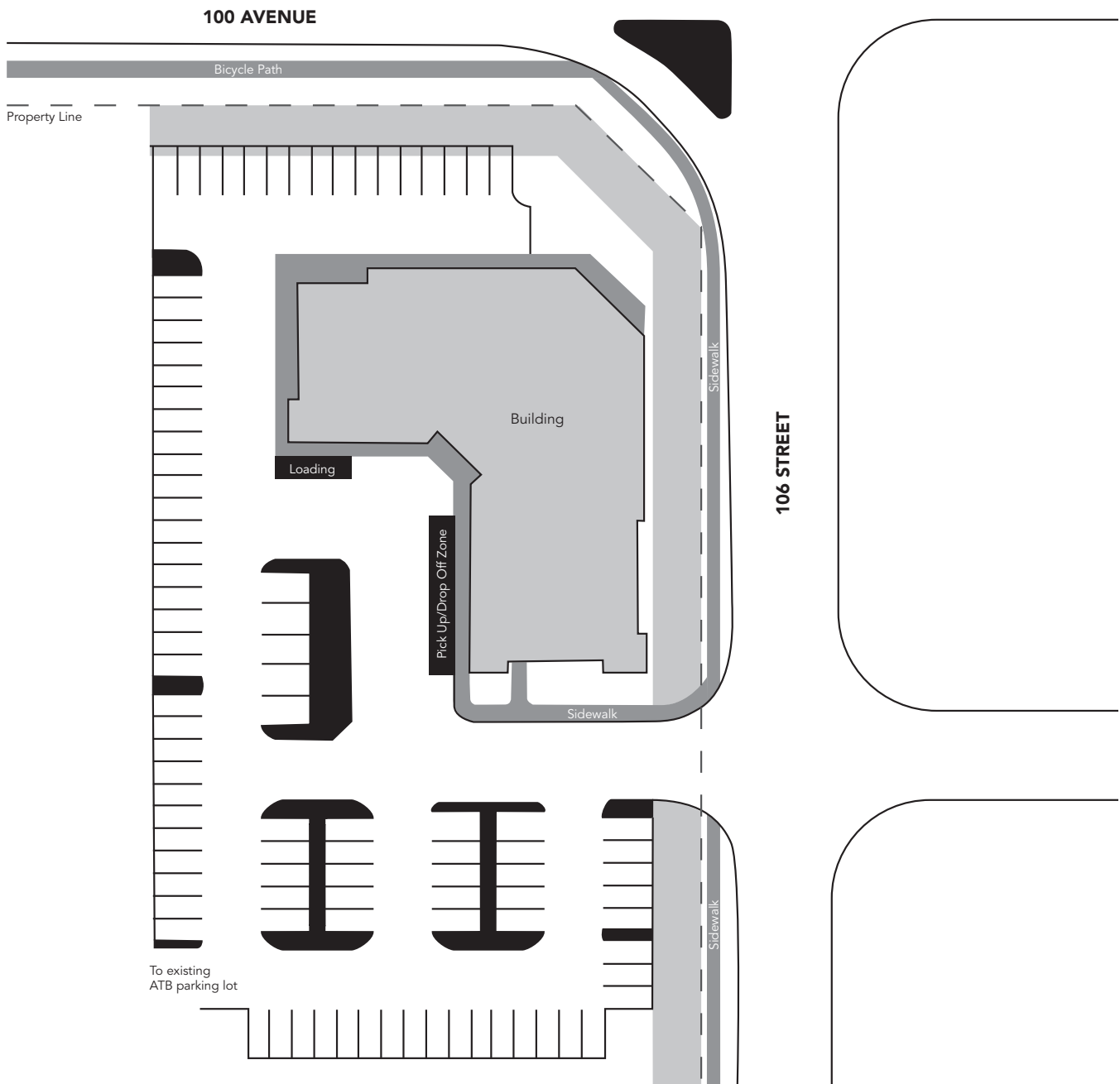
## THIRD FLOOR

Leased

## BUILDING TENANTS INCLUDE

- Alberta Energy Regulator
- HUB International Insurance Brokers
- Chreneck and Dion - RBC Dominion Securities
- Thomson Group Tax Speciality Services
- Public Works Government Services Canada

# LOT PLAN



# 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

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

### 95.3 DISCRETIONARY USES

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





# WEST SIDE PLAZA LAND AVAILABILITY

**10605 - 99 Avenue**

**\$795,000**

- 1.06 Acres
- Lot 3, Block 2, Plan 0125630

**9802 – 106A Street**

**\$600,000**

- .80 Acres
- Lot 2, Block 2, Plan 0125630

**9805 – 106A Street**

**\$900,000**

- 1.20 Acres
- Lot 1, Block 3, Plan 0125630

**9804 – 106 Street**

**\$600,000**

- .80 Acres
- Lot 2, Block 3, Plan 0125630





**FOR MORE INFORMATION CONTACT:**

Rhonda Side

**OFFICE:** 780.513.6095

**ADDRESS:** 206, 10625 West Side Drive, Grande Prairie, AB T8V 8E6

**DevcoDevelopments.ca**

