



## 207, 10605 West Side Drive , Grande Prairie, Alberta - \$22



Main Photo

### Property Description

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  $\$250/\text{mo}$ .

### REALTOR Referral



P:



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX Grande Prairie*



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