

# \$2,900 - 103, 10635 West Side Drive, Grande Prairie

MLS® #A2257250

**\$2,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.48 Acres

Westside Park., Grande Prairie, Alberta

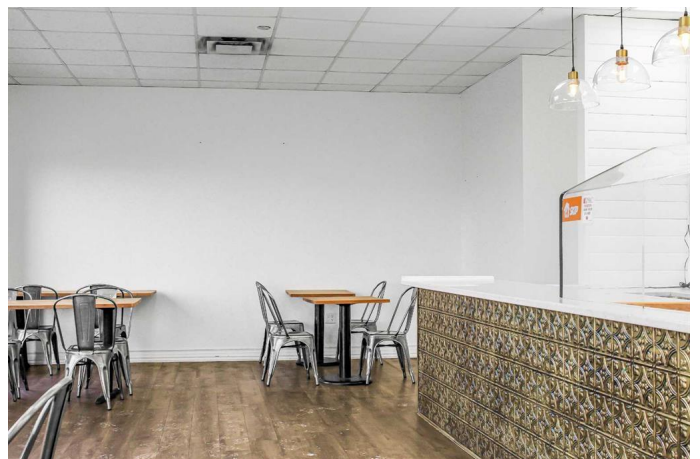
BASE RENT FREE UNTIL 2026!!! What an opportunity! If you are looking for a smaller retail space in a high traffic, vibrant complex, then you need to check out this 1,200 sq.ft. unit. Most recently this space was set up for food service, outfitted with 2 washrooms, a dining area, service counter and a kitchen area. You can continue to use this space as a food service facility or convert it to a retail store, salon or office. Ready for immediate occupancy. Base Rent is \$2,900 month plus GST (\$29 sq.ft./annually). Additional Rents, including property tax is estimated at \$1,250 month plus GST (\$12.50 sq.ft./annually) for a total monthly cost of \$4,150 plus GST and utilities. Call your Real Estate Professional to arrange a viewing today! \*Listing Associate is related to vendor

Built in 2004

## Essential Information

MLS® #	A2257250
Price	\$2,900
Bathrooms	0.00
Acres	0.48
Year Built	2004
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	103, 10635 West Side Drive
Subdivision	Westside Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8J4

### **Exterior**

Lot Description	Near Public Transit
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### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	67
Zoning	IB

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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