

\$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

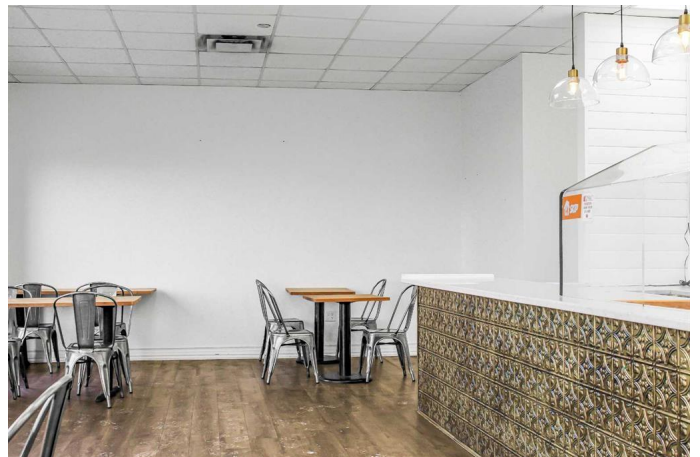
BASE RENT FREE UNTIL 2026!!! What an opportunity! If you are looking for a smaller retail space in a high traffic, vibrant complex, then you need to check out this 1,200 sq.ft. unit. Most recently this space was set up for food service, outfitted with 2 washrooms, a dining area, service counter and a 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	50
Zoning	IB

Listing Details

Listing Office	Royal LePage - The Realty Group
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