

**102, 11702 104 Avenue  
Grande Prairie, Alberta****MLS # A2158077****\$30****Division:** Westgate**Type:** Business**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,535 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** None

NEW commercial space in the Westgate area close to Canadian Tire, hotels, restaurants and other shopping amenities. Easy access to Highway 43 and 116 Street. In finishing stages is 1,535 SqFt of open space ready for your business. Basic rent is \$30/SQFT. Additional rent is \$9.50/SQFT and includes taxes, insurance, snow removal, management, landscaping, garbage & parking lot/building lighting. Tenant to pay unit utilities separately. Total base rent \$3,837.50+ GST & additional rent \$1,215.21 + GST =Total monthly rent is \$5,052.71 + GST. Contact a commercial agent today!