

Commercial Listings Customer Full

10605 West Side Drive #203, GRANDE PRAIRIE, T8V 8E6

LP: \$4,240

MLS® #: L098137 Status: Active
Area: City of Grande Prairie

DOM: 1



Type: Office
PKA: West Side Business Centre
Sub-Dist: Westside Park
Sqft: 2,120 Acres:
Irreg: Lot Dim:
Floors: Concrete Bldg Color:
Parking: Yes Garage:
Park Dtls: 83 STALLS ALLOCATED TO BUILDING on a first
Sign: Yes Lbox: Yes
Rental Prty: Potential RentEq:
Age: 11 Side Road: South
Age Stat:
Taxes: \$7,975.00 Assess:
Tax Year: 2015 Tax Roll #: 772100
Zoning:
Legal Dsc: Unit 10 & 11 Plan 052617-B
DOF: No Disclosure

Listing Information

List Date: 02/08/2016	Close Date:	Cond Date:	Time Clse:
Sold Date:	Days:	Immed: Yes	Possession:
Poss Info:			Nego: No

General Information

Sale/Lease: For Lease Only	Lease Type: Net
PropSize:	Driveway: Concrete
TTL: Condominium Assoc	Fire Protect:
Water: Proportionate Share	Electricity: Tenant
Heating: Forced Air, Hot Water, Natural Gas	Flooring: Concrete
Construction: Brick, Steel Frame	DOF: No Disclosure
Roof: Other	
Interior: Air Conditioning, Elevator/Escalator, T-bar Ceiling	
Exterior: Wheel Chair Accessible	
S.Influence: High Traffic Location, Public Transportation, Shopping Nearby, Visual Exposure	
Documents: Floor Plan, Land Survey, Legal Description	
Utilities: Cable, Electrical, Municipal Water, Natural Gas, Sewer, Telephone, Fibre Optic	
Inclusions: Built in reception desk	

Remarks

Overview: Walk in to a ready made medical clinic! Built out by AHS this space has 11 existing exam rooms each with a sink (2 of which were designed for office/exam space), reception area, public and private entrances and public and private bathroom facilities. Alternatively, Landlord can remove sinks and turn this space into a every efficeint office space. Plenty of parking. Great visibility. Operating cost + taxes are estimated at \$1,855/mnth, Lease rate is \$4,240/mnth. Listing Realtor has an interest in this property and acts solely for the Landlord in this property.

Office Information

List Office: [DEVCO DEVELOPMENT REAL ESTATE DIVISION](#)

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of any taxes and/or fees. Data © Grande Prairie & Area Association of REALTORS®. Software © CoreLogic Corporation.