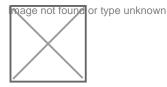


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10119 121 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

MLS ID:

Grande Prairie, Alberta

27210

A2185746



**△** GREG DOBKO

**(780)** 831-7822

RE/MAX Grande Prairie

**2** 780-538-4747

10119 121 Avenue, Grande Prairie, Alberta T8V 7V3

**Transaction Type** 

**Lease Amount** 

Subdivision

**Structure Type** 

Northridge

For Lease

Title

**Days On Market** 

175

CA

**Zoning** 

Year Built 2024

Fee Simple

Lease Frequency

Annually

28.00

Office

2321227

Building Type

Office Building

Property Type

Lot Size (Acres)

Commercial

**Property Sub Type** 

Office

Legal Plan Building Area (Sq. Ft.)

2500.00

q. Ft.) Building Area (Sq. M.)

232.26

Lot Size (Sq. Ft.)

33583

0.77

Inclusions

NA

RestrictionsReportsNone KnownNone

Offered for lease or for sale. Newly constructed, 5,000 square foot office building in Northridge Business Centre that can be split up. This listing is for 2,500 square feet. This is a building shell that will be ready for you to design and construct an interior to fit your needs. All on ground level. Lots of parking. Ideal space for an office, doctor's office, bank, or retail. Easy street to access. Great street appeal!! Basic Rent is \$28.00 PSF. 2,500 sq ft - \$5,833.33 + \$291.67 GST = \$6,125.00 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$1,875.00 + 93.75 GST = \$1,968.75 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$8,093.75.

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