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## 10119 121 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27212

**MLS ID:**  
A2185759

**\$28**



 **GREG DOBKO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 10119 121 Avenue , Grande Prairie , Alberta T8V 7V3

|                                      |   |   |
|--------------------------------------|---|---|
| <b>Transaction Type</b><br>For Lease | <b>Title</b><br>Fee Simple                | <b>Days On Market</b><br>175            |
| <b>Lease Amount</b><br>28.00         | <b>Lease Frequency</b><br>Annually        | <b>Zoning</b><br>CA                     |
| <b>Subdivision</b><br>Northridge     | <b>Building Type</b><br>Office Building   | <b>Year Built</b><br>2024               |
| <b>Structure Type</b><br>Office      | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Office      |
| <b>Legal Plan</b><br>2321227         | <b>Building Area (Sq. Ft.)</b><br>1250.00 | <b>Building Area (Sq. M.)</b><br>116.13 |
| <b>Lot Size (Sq. Ft.)</b><br>33583   | <b>Lot Size (Acres)</b><br>0.77           | <b>Inclusions</b><br>NA                 |
| <b>Restrictions</b><br>None Known    | <b>Reports</b><br>None                    |   |

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 1,250 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. 1,250.00 sq ft - \$2,916.67 + \$145.83 GST = \$3,062.50 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$937.50 + 46.88 GST = \$984.38 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$4,046.88.

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