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10070 117 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 30558

MLS ID: A2220271

\$13



△ JOSH DESGAGNE

(780) 518-7428

Grassroots Realty Group Ltd.

1-833-477-6687

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10070 117 Avenue, Grande Prairie, Alberta T8V4K5

Transaction Type

For Lease

Days On Market

194

Lease Amount

13.00

Lease Frequency

Annually

SubdivisionNorthridge

Year Built 2000

Structure Type

Office

Property Type Commercial **Property Sub Type**

Office

Building Area (Sq. Ft.)

10167.00

Building Area (Sq. M.)

944.54

Inclusions

All desks and chairs remaining in

building

RestrictionsReportsNone KnownFloor Plans

LANDLORD INDUCEMENTS OFFERED! \$13/SQ.FT BASE RENT FOR THE 1ST YEAR WITH A COMPETITIVE ESCALATING RATE. This exceptional commercial opportunity offers +/-10,167sq.ft of office space in a PRIME VISIBILITY LOCATION just off the 116th Ave bypass. The 1.16 Acre lot includes paved parking in front of the building along with a large fenced rear yard, with powered parking stalls and ready for a multitude of uses. The main building is loaded with +/-20 offices, large reception area, boardroom, staffroom, two washrooms and extra open office areas. There is a 30x35 lab (2009) w/ sump & 1-12W x 8H OH door on the East side of the property that could be used as a shop or garage. 1ST YEAR \$13/sq.ft Base Rent = \$11,014.25 + GST, \$8/sq.ft Additional = \$6,778 + GST. Total monthly payment = \$17,792.25 + GST. Contact your Commercial REALTOR® today for more information! List agent is related to the landlord.

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