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## 10070 117 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30558


**MLS ID:**  
A2220271

**\$18**



 **JOSH DESGAGNE**  
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 1-833-477-6687

 10070 117 Avenue , Grande Prairie , Alberta T8V4K5

|  |   |   |
|--|---|---|
| <b>Transaction Type</b><br>For Lease       | <b>Days On Market</b><br>70             | <b>Lease Amount</b><br>18.00                                    |
| <b>Lease Frequency</b><br>Annually         | <b>Subdivision</b><br>Northridge        | <b>Year Built</b><br>2000                                       |
| <b>Structure Type</b><br>Office            | <b>Property Type</b><br>Commercial      | <b>Property Sub Type</b><br>Office                              |
| <b>Building Area (Sq. Ft.)</b><br>10167.00 | <b>Building Area (Sq. M.)</b><br>944.54 | <b>Inclusions</b><br>All desks and chairs remaining in building |
| <b>Restrictions</b><br>None Known          | <b>Reports</b><br>Floor Plans           |   |

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. \$18/sq.ft Base Rent = \$15,250 + GST, \$8/sq.ft Additional = \$6,778 + GST. Total monthly payment = \$22,028 + GST. Contact your Commercial REALTOR® today for more information! List agent is related to the landlord.

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