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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

\$10



 **JOSH DESGAGNE**
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 10070 117 Avenue , Grande Prairie , Alberta T8V4K5

Transaction Type For Lease	Days On Market 342	Lease Amount 10.00
Lease Frequency Annually	Subdivision Northridge	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
Restrictions None Known	Reports Floor Plans	

\$10/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 \$10/sq.ft Base Rent = \$8,472.5 + GST, \$8/sq.ft Additional = \$6,778 + GST. Total monthly payment = \$15,250.5 + GST. LANDLORD IS WILLING TO SPLIT THE BUILDING INTO SMALLER SECTIONS - INQUIRE FOR MORE INFO!

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