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## 10166 120 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
32034


**MLS ID:**  
A2255529

**\$28**



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

 10166 120 Avenue , Grande Prairie , Alberta T8V 7V3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 124
<b>Lease Amount</b> 28.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> CA
<b>Subdivision</b> Northridge	<b>Building Type</b> Office Building	<b>Year Built</b> 2005
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 2321227	<b>Building Area (Sq. Ft.)</b> 6750.00	<b>Building Area (Sq. M.)</b> 627.09
<b>Lot Size (Sq. Ft.)</b> 46715	<b>Lot Size (Acres)</b> 1.07	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

Offered for lease. Newly constructed, 6,750 square foot office building in Northridge Business Centre. This is a building 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. Will be great street appeal!! This space has 5 bays and the entire space may be leased or one, two, three or four bays. Basic Rent is \$28.00 PSF. 6,750 sq ft - \$15,750.00 + \$787.50 GST = \$16,537.50 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$5,062.50 + 253.13 GST = \$5,315.63 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$21,853.13.

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