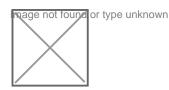


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **BAY 1, 10166 120 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



Location

Grande Prairie, Alberta

Listing ID:

32146

MLS ID:

A2257496

\$28



 $\stackrel{\circ}{-}$  GREG DOBKO

(780) 831-7822

□ RE/MAX Grande Prairie

**2** 780-538-4747

rPr

Bay 1, 10166 120 Avenue, Grande Prairie, Alberta T8V 7V3

**Transaction Type** 

For Lease

Title

Fee Simple

**Days On Market** 

CA

**Lease Amount** 

28.00

**Lease Frequency** 

Annually

Zoning

Subdivision

Northridge

**Building Type** Office Building Year Built

**Structure Type** 

Office

**Property Type** Commercial

Lot Size (Acres)

**Property Sub Type** 

Office

2005

Legal Plan

2321227

Building Area (Sq. Ft.)

Building Area (Sq. M.) 117.80

1268.00

Inclusions

NA

Lot Size (Sq. Ft.) 46715

Reports

Restrictions None Known

None

1.07

Offered for lease. Newly constructed 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!! There are 5 bays and the entire space may be leased or one, two, three or four bays. This space is for 1,268 square feet and is Bay # 1. Basic Rent is \$28.00 PSF. 1,268 sq ft - \$2,958.67 + \$147.93 GST = \$3,106.67 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$951.00 + \$47.55 GST = \$998.55 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$4,105.22.

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