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BAYS 2, 3 & 4, 10166 120 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta

Listing ID:
32158

MLS ID:
A2257687

\$28



NORTHRIDGE BUSINESS CENTRE -

 **GREG DOBKO**
 (780) 831-7822

 RE/MAX Grande Prairie
 780-538-4747

 Bays 2, 3 & 4, 10166 120 Avenue , Grande Prairie , Alberta T8V 7V3

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|--------------------------------------|---|---|
| Transaction Type For Lease | Title Fee Simple | Days On Market 147 |
| Lease Amount 28.00 | Lease Frequency Annually | Zoning CA |
| Subdivision Northridge | Building Type Office Building | Year Built 2005 |
| Structure Type Office | Property Type Commercial | Property Sub Type Office |
| Legal Plan 2321227 | Building Area (Sq. Ft.) 4113.00 | Building Area (Sq. M.) 382.11 |
| Lot Size (Sq. Ft.) 46715 | Lot Size (Acres) 1.07 | Inclusions NA |
| Restrictions None Known | Reports None | |

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 4,113 square feet and is 3 bays (Example Bays # 2, 3 and 4). Basic Rent is \$28.00 PSF. 4,113 sq ft - \$9,597.00 + \$479.85 GST = \$10,076.85 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$3,084.75 + \$154.24 GST = \$3,238.99 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$13,315.84.

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