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## BAY 1, 10166 120 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta


**Listing ID:**  
34646



**MLS ID:**  
A2297575


**\$28**



NORTHRIDGE BUSINESS CENTRE -

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

 RE/MAX Grande Prairie  
 780-538-4747

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 62
<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> 1268.00	<b>Building Area (Sq. M.)</b> 117.80
<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 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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