

780-832-5880

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10070 117 Avenue Grande Prairie, Alberta

MLS # A2220271



\$13 per sq.ft.

Northridge

Type:	Office	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	; -	
Bus. Name:	-	
Size:	10,167 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

Inclusions: All desks and chairs remaining in building

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:

LANDLORD INDUCEMENTS OFFERED! \$13/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 \$13/sq.ft Base Rent = \$11,014.25 + GST, \$8/sq.ft Additional = \$6,778 + GST. Total monthly payment = \$17,792.25 + GST. Contact your Commercial REALTOR® today for more information! List agent is related to the landlord.

Division: