

101, 10071 120 Avenue  
Grande Prairie, Alberta

MLS # A2243015



**\$19 per sq.ft.**

**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

2000 square foot office / retail space for lease in Northridge. This space had operated as a pharmacy. It has retail service counter, several office areas, kitchenette, mezzanine space and a bay in the rear. Basic Rent is \$19.00 PSF = \$3,166.67 + \$158.33 GST = \$3,325.00 Total Monthly Basic Rent Payment. The additional rent is \$7.53 PSF = \$1,225.00 + \$62.75 = \$1,317.75 Total Monthly Additional Rent Payment. Total monthly payment is \$4,642.75 Plus Power, Gas and Water.