

**10119 121 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2185746**

**\$28 per sq.ft.**



**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,500 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.77 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Offered for lease or for sale. Newly constructed, 5,000 square foot office building in Northridge Business Centre that can be split up. This listing is for 2,500 square feet. This is a building shell 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. Great street appeal!! Basic Rent is \$28.00 PSF. 2,500 sq ft - \$5,833.33 + \$291.67 GST = \$6,125.00 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$1,875.00 + 93.75 GST = \$1,968.75 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$8,093.75.