





## 10070 117 Avenue Grande Prairie, Alberta

MLS # A2220271



## \$13 per sq.ft.

Northridge

Lot Feat:

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: -

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: