

**105, 10071 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2018030**



**\$20 per sq.ft.**

**Division:** Northridge

**Type:** Mixed Use

**Bus. Type:** Mixed

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,680 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Electricity

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Cleared, Near Shopping Center

**Inclusions:** NA

1680 Square foot space - Nicely renovated space consists of reception area, two offices, a kitchenette, bathroom, mezzanine for storage and a bay with a 12'w x 14'h over head door. Has a 11' x 20' mezzanine. \$20.00 PSF NNN. Basic Rent: \$2,800.00 + \$140.00 GST = \$2,940.00 per month. Additional Rent: \$1,120.00 + \$56.00 GST = \$1,176.00. Total Monthly Payment is \$4,116.00.