



103A, 10055 120 Avenue  
Grande Prairie, Alberta

MLS # A2216612



**\$18 per sq.ft.**

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,035 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Very nice ground level office space in Northridge. 1,035 Square feet available. This space includes a nice reception area, two spacious, bright offices, a storage room and a bathroom. Lots of parking. Rent is \$18.00 PSF For Year One and then escalates up. Year One = \$1,552.50 + \$77.63 GST = \$1,630.13. Additional Rent includes Taxes and condo fees is \$9.86 PSF = \$850.43 + \$42.52 GST = \$892.95. Total Monthly Rent Payment for first year is \$2,523.08. Tenant is responsible for power and gas and the water is billed quarterly by the condo association.