



**GRASSROOTS**  
REALTY GROUP

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10070 117 Avenue  
Grande Prairie, Alberta

MLS # A2220271



**\$13 per sq.ft.**

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 10,167 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All desks and chairs remaining in building

\$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&reg; today for more information! List agent is related to the landlord.