



**106, 10071 120 Avenue
Grande Prairie, Alberta**

MLS # A2272840



\$19 per sq.ft.

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,366 sq.ft.

Zoning: CA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.88 Acre

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Great office space with a bay in the back. Shop bay has large overhead door and a man door. Office area on the main floor consists of a nice reception / office area, bathroom, and two more office areas. one large and one smaller one. The second floor has a meeting room / lunch room with a kitchenette, a bathroom and another large office area that is open to the meeting / lunch room. This is a really great space in a great office area in Northridge. Close to restaurants, gas stations, bi-pass, grocery stores and many other type offices and retail outlets. Large parking lot. Basic Rent is \$19.00 PSF = \$3,746.17 + \$187.31 GST = \$3,933.48 Total Monthly Basic Rent. Additional Rent is \$7.51 PSF = \$1,480.72 + \$74.04 GST = \$1,554.76 Total Monthly Additional Rent. Total Monthly Payment Including GST = \$5,488.24. This office comes semi-furnished.