



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

105, 10136 128 Avenue  
Grande Prairie, Alberta

MLS # A2290814



**\$3,700 per month**

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,568 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Bright & Modern Second-Floor Office Space Available Now! Situated in the bustling Northridge industrial area, this freshly updated office space is ready for immediate occupancy. Its prime location ensures convenience, with easy access to nearby amenities such as grocery stores, gas stations, fast food options, and more. Tenants will find ample parking for customers in the front, and have access to rear employee parking. Features Include: • 5 private offices + shop with overhead bay • Spacious bathroom • Kitchenette area • Generous open meeting space • South-facing wall of windows offering abundant natural light Details: • Rent: \$3,700/month fixed • Utilities: Shared monthly costs (gas, electric, and garbage) with the main floor business. Water is included, and utility bills will be provided monthly. • Tenant responsible for their own communication services. A 3-5 year term is preferred, but other arrangements can be negotiated. Individual office spaces as well as the shop can be rented out separately as opposed to leasing the entire space. Please inquire or view individual listings for details. Don't miss this opportunity to secure a bright and functional workspace in a vibrant location!