



**GRASSROOTS**  
REALTY GROUP

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

Bay 2 or 3 or 4 or 5, 10166 120 Avenue  
Grande Prairie, Alberta

MLS # A2297578

**\$28 per sq.ft.**



NORTHRIDGE BUSINESS CENTRE -

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,371 sq.ft.

Zoning: CA

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.07 Acres

Lot Feat: -

Offered for lease. Newly constructed office building in Northridge Business Centre. This is a building that will be ready for you to design and construct an interior to fit your needs. All on ground level. Lots of parking. Ideal space for an office, doctor's office, bank, or retail. Easy street to access. Will be great street appeal!! There are 5 bays and the entire space may be leased or one, two, three or four bays. This space is for 1,371 square feet and is an individual bay (Bay # 2,3,4 or 5 one of these). Basic Rent is \$28.00 PSF. 1,371 sq ft - \$3,199.00 + \$159.95 GST = \$3,358.95 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$1,028.25 + \$51.41 GST = \$1,079.66 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$4,438.61.