



**GRASSROOTS**  
REALTY GROUP

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**Bays 2 and 3, 10166 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2297581**

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



**NORTHRIDGE BUSINESS CENTRE -**

**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,742 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 2,742 square feet and is a sample for 2 bays. (Example Bays # 2 and 3). Basic Rent is \$28.00 PSF. 2,742 sq ft - \$6,398.00 + \$319.90 GST = \$6,717.90 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$2,056.50 + \$102.83 GST = \$2,159.33 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$8,877.23.