



GRASSROOTS
REALTY GROUP

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**Bays 2, 3 & 4, 10166 120 Avenue
Grande Prairie, Alberta**

MLS # A2297583

\$28 per sq.ft.



NORTHRIDGE BUSINESS CENTRE -

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,113 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 4,113 square feet and is 3 bays (Example Bays # 2, 3 and 4). Basic Rent is \$28.00 PSF. 4,113 sq ft - \$9,597.00 + \$479.85 GST = \$10,076.85 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$3,084.75 + \$154.24 GST = \$3,238.99 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$13,315.84.