



**GRASSROOTS**  
REALTY GROUP

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

10166 120 Avenue  
Grande Prairie, Alberta

MLS # A2297592

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



NORTHRIDGE BUSINESS CENTRE -

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,750 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, 6,750 square foot 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!! This space has 5 bays and the entire space may be leased or one, two, three or four bays. Basic Rent is \$28.00 PSF. 6,750 sq ft - \$15,750.00 + \$787.50 GST = \$16,537.50 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$5,062.50 + 253.13 GST = \$5,315.63 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$21,853.13.