\$13 - 10070 117 Avenue, Grande Prairie

MLS® #A2220271

\$13

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Northridge., Grande Prairie, Alberta

LANDLORD INDUCEMENTS OFFERED! \$13/SQ.FT BASE RENT FOR THE 1ST YEAR WITH A COMPETITIVE ESCALATING RATE. This exceptional commercial opportunity offers +/-10,167sq.ft of office space in a PRIME VISIBILITY LOCATION just off the 116th Ave bypass. The 1.16 Acre lot includes paved parking in front of the building along with a large fenced rear yard, with powered parking stalls and ready for a multitude of uses. The main building is loaded with +/-20 offices, large reception area, boardroom, staffroom, two washrooms and extra open office areas. There is a 30x35 lab (2009) w/ sump & 1-12W x 8H OH door on the East side of the property that could be used as a shop or garage. 1ST YEAR \$13/sq.ft Base Rent = \$11,014.25 + GST, \$8/sq.ft Additional = \$6,778 + GST. Total monthly payment = \$17,792.25 + GST. Contact your Commercial REALTOR® today for more information! List agent is related to the landlord.

Built in 2000

Essential Information

MLS® # A2220271

Price \$13
Bathrooms 0.00
Acres 0.00
Year Built 2000

Type Commercial







Sub-Type Office Status Active

Community Information

Address 10070 117 Avenue

Subdivision Northridge.

City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8V4K5

Additional Information

Date Listed May 12th, 2025

Days on Market 167

Listing Details

Listing Office Grassroots Realty Group Ltd.

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