

**103A, 10055 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2216612**



**\$18 per sq.ft.**

**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,035 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Very nice ground level office space in Northridge. 1,035 Square feet available. This space includes a nice reception area, two spacious, bright offices, a storage room and a bathroom. Lots of parking. Rent is \$18.00 PSF For Year One and then escalates up. Year One = \$1,552.50 + \$77.63 GST = \$1,630.13. Additional Rent includes Taxes and condo fees is \$9.86 PSF = \$850.43 + \$42.52 GST = \$892.95. Total Monthly Rent Payment for first year is \$2,523.08. Tenant is responsible for power and gas and the water is billed quarterly by the condo association.