

**10070 117 Avenue  
Grande Prairie, Alberta****MLS # A2220271****\$13 per sq.ft.****Division:** Northridge**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 10,167 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** All desks and chairs remaining in building

**\$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&reg; today for more information! List agent is related to the landlord.