

**105, 10071 120 Avenue
Grande Prairie, Alberta****MLS # A2018030****\$16 per sq.ft.****Division:** Northridge**Type:** Mixed Use**Bus. Type:** Mixed**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,680 sq.ft.**Zoning:** CA**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** Electricity**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** Cleared, Near Shopping Center**Inclusions:** NA

1680 Square foot space - Nicely renovated space consists of reception area, two offices, a kitchenette, bathroom, mezzanine for storage and a bay with a 12'w x 14'h over head door. Has a 11' x 20' mezzanine. \$16.00 PSF NNN. Basic Rent: \$2,240.00 + \$112.00 GST = \$2,352.00 per month. Additional Rent: \$1,120.00 + \$56.00 GST = \$1,176.00. Total Monthly Payment is \$3,528.00.