

\$28 - Bays 2, 3 & 4, 10166 120 Avenue, Grande Prairie

MLS® #A2257687

\$28

0 Bedroom, 0.00 Bathroom,
Commercial on 1.07 Acres

Northridge., Grande Prairie, Alberta

Offered for lease. Newly constructed 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!! There are 5 bays and the entire space may be leased or one, two, three or four bays. This space is for 4,113 square feet and is 3 bays (Example Bays # 2, 3 and 4). Basic Rent is \$28.00 PSF. 4,113 sq ft - \$9,597.00 + \$479.85 GST = \$10,076.85 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$3,084.75 + \$154.24 GST = \$3,238.99 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$13,315.84.

Built in 2005

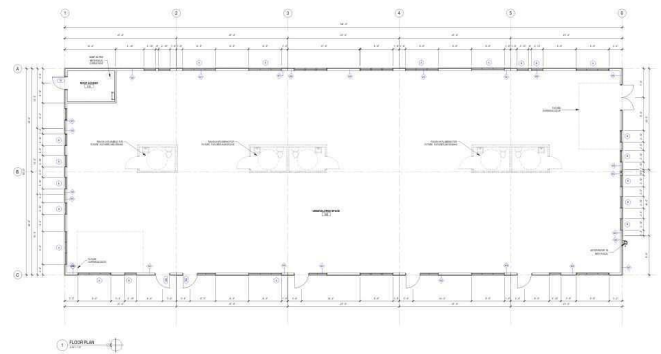
Essential Information

MLS® #	A2257687
Price	\$28
Bathrooms	0.00
Acres	1.07
Year Built	2005
Type	Commercial
Sub-Type	Office
Status	Active

Community Information



NORTHTRIDGE BUSINESS CENTRE -



Address	Bays 2, 3 & 4, 10166 120 Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7V3

Additional Information

Date Listed	September 16th, 2025
Days on Market	34
Zoning	CA

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.