

# \$28 - 10119 121 Avenue, Grande Prairie

MLS® #A2185746

**\$28**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.77 Acres

Northridge., Grande Prairie, Alberta

Offered for lease or for sale. Newly constructed, 5,000 square foot office building in Northridge Business Centre that can be split up. This listing is for 2,500 square feet. This is a building shell 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. Great street appeal!! Basic Rent is \$28.00 PSF. 2,500 sq ft - \$5,833.33 + \$291.67 GST = \$6,125.00 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$1,875.00 + 93.75 GST = \$1,968.75 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$8,093.75.

Built in 2024

## Essential Information

MLS® #	A2185746
Price	\$28
Bathrooms	0.00
Acres	0.77
Year Built	2024
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address 10119 121 Avenue



Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7V3

### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	137
Zoning	CA

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.