

# \$28 - 10119 121 Avenue, Grande Prairie

MLS® #A2185759

**\$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 1,250 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. 1,250.00 sq ft - \$2,916.67 + \$145.83 GST = \$3,062.50 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$937.50 + 46.88 GST = \$984.38 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$4,046.88.

Built in 2024

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2185759   |
| 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 | 129               |
| Zoning         | CA                |

### **Listing Details**

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

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