

# \$18 - 10070 117 Avenue, Grande Prairie

MLS® #A2220271

## \$18

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northridge., Grande Prairie, Alberta

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. \$18/sq.ft  
Base Rent = \$15,250 + GST, \$8/sq.ft  
Additional = \$6,778 + GST. Total monthly payment = \$22,028 + GST. Contact your Commercial REALTOR® today for more information! List agent is related to the landlord.

Built in 2000

## Essential Information

MLS® #	A2220271
Price	\$18
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Office
Status	Active



## Community Information

Address	10070 117 Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4K5

## Additional Information

Date Listed	May 12th, 2025
Days on Market	109

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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