

# \$28 - Bays 2 And 3, 10166 120 Avenue, Grande Prairie

MLS® #A2257670

**\$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 2,742 square feet and is a sample for 2 bays. (Example Bays # 2 and 3). Basic Rent is \$28.00 PSF. 2,742 sq ft - \$6,398.00 + \$319.90 GST = \$6,717.90 (Total Monthly Basic Rent). Additional Rent - \$9.00 PSF (Estimate) = \$2,056.50 + \$102.83 GST = \$2,159.33 (Total Monthly Additional Rent). Total Monthly Rent Payment - \$8,877.23.

Built in 2005

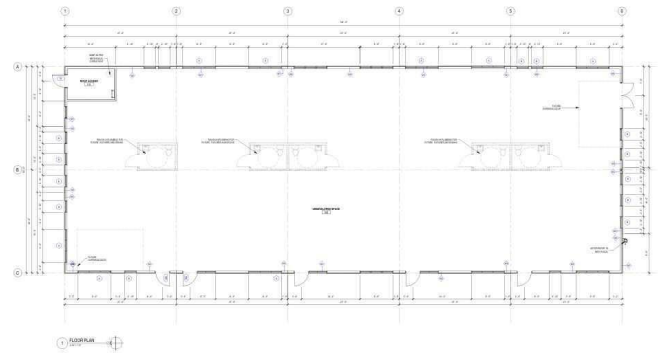
## Essential Information

MLS® #	A2257670
Price	\$28
Bathrooms	0.00
Acres	1.07
Year Built	2005
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information



NORTHBRIDGE BUSINESS CENTRE -



Address	Bays 2 And 3, 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	1
Zoning	CA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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