

\$13 - 10070 117 Avenue, Grande Prairie

MLS® #A2220271

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Northridge., Grande Prairie, Alberta

LANDLORD INDUCEMENTS OFFERED!
\$13/SQ.FT BASE RENT FOR THE 1ST YEAR
WITH A COMPETITIVE ESCALATING RATE.
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. 1ST
YEAR \$13/sq.ft Base Rent = \$11,014.25 +
GST, \$8/sq.ft Additional = \$6,778 + GST. Total
monthly payment = \$17,792.25 + GST.
Contact your Commercial REALTOR® today
for more information! List agent is related to
the landlord.

Built in 2000

Essential Information

MLS® #	A2220271
Price	\$13
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	177

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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