

\$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

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|------------|------------|
| 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 | 95 |

Listing Details

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|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
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