

# \$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 | 181            |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.