



**DJ Golden**  
**REAL ESTATE**

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**102 & 103, 11709 102 Street**  
**Grande Prairie, Alberta**

**MLS # A1259385**



**\$20 per sq.ft.**

**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Northridge Building 4

**Bus. Name:** -

**Size:** 3,961 sq.ft.

**Zoning:** CA

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

3,961 square feet of high end office space available in Northridge. This space has been used as a eye specialist office. Wheel chair accessible. Very attractive office with a large reception area and plenty of seating space for clients or patients. approximately 16 offices, two separate washroom areas at either end, boot room at front door, board room and kitchen / staff room. Excellent location! Large parking lot. All on one main floor level. Attractive building! Rental Incentive available for long term lease. Basic Rent is \$20.00 PSF = \$6,601.67 + \$330.08 GST = \$6,931.75. Additional Rent is \$3500.00 + \$175.00 GST = \$3,675.00. Total monthly payment is \$10,606.75.