

\$20 - 201, 10126 120 Avenue, Grande Prairie

MLS® #A2261334

\$20

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Northridge., Grande Prairie, Alberta

Your opportunity to lease 6,084 sq.ft of prime commercial/office space on the 2nd floor of the Northridge Business Centre. Position your business among doctors, clinics, and professionals in a beautifully maintained building with excellent visual exposure and ample public parking. This immaculate, move-in ready office suite features: Welcoming front reception area with private washroom, 2 front boardrooms, nine private offices, spacious lunchroom, work room, storage room, and janitor's room. There are 2 additional washrooms plus separate staff entrance and a large bullpen area that could easily be converted into additional offices if needed. Perfect for any professional business seeking quiet, upscale space. Lease Details: Rate: \$20/sq.ft = \$10,056.67 + GST. NNN Fees: \$5,203.11 + GST. Total Monthly Cost: \$15,259.78 + GST. Tenant responsible for insurance, gas, and electrical. This space combines functionality, professionalism and prestige—ready for your business today!

Built in 2007

Essential Information

MLS® #	A2261334
Price	\$20
Bathrooms	0.00
Acres	0.00
Year Built	2007



Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	201, 10126 120 Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8H9

Interior

Heating	Natural Gas
---------	-------------

Additional Information

Date Listed	October 1st, 2025
Days on Market	30

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.