

\$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
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Additional Information

Date Listed	October 1st, 2025
Days on Market	17

Listing Details

Listing Office	RE/MAX Grande Prairie
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