

780-832-5880

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## 101, 11312 98 Avenue Grande Prairie, Alberta

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A

MLS # A2264574



## \$18 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,808 sq.ft.
Zoning:	-
	Addl. Cost:
	Based on Year: -
	Utilities:
	Parking: -
	Lot Size: -
	Lot Feat: -

High quality industrial office & shop combo available for lease November 1, 2025. Well cared for unit offering up to 10 offices + boardroom, kitchen area, storage, reception split over two floors plus 24' x 28' 672SQ.FT. shop area with 14' Overhead Door. The fully paved site offers good parking in front of the unit plus large parking/storage area to the rear of the unit, easy access from two sides allows for good turning & access points. This space is well located in Richmond industrial park on the west end of Grande Prairie which will provide easy access for staff & customers and put your operations right in the heart of one of Grande Prairie's best locations. 3808SQ.FT.= BASE RENT(\$18.00) \$5712.00/MTH + NET RENT(\$5.30) \$1681.87/MTH: TOTAL MONTHLY COST= \$7393.87 + GST. Tenant responsible for power & gas utilities. Good quality office/shop spaces are in high demand and this space will outshine others in the market as far as condition, location & functionality. Call a commercial Realtor today to arrange a viewing.