



105, 11249 89 Avenue
Grande Prairie, Alberta

MLS # A2280823



\$14 per sq.ft.

Division: Richmond Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,852 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Modern commercial/office space with attached side bay featuring modern interior, contemporary color palettes, and generously sized layouts with large windows that flood the space with natural light. Constructed with ICF, this 3852 sq.ft unit offers exceptional energy efficiency for heating and cooling, as well as a remarkably quiet interior environment. Enjoy parking right to the doorstep, along with a large public parking lot. This modern facility showcases beautiful finishes throughout, including tiled washrooms, spacious front entrance with feature reception walls and high-quality construction designed for comfort, efficiency, and convenience. Main floor features 3 offices, 2 washrooms, large back storage room & direct access to the oversized 25.4Wx48' finished bay with 14' door. Upper-level features large boardroom or bull pen area with kitchen space + another massive open boardroom/flex space that could be divided into 2 more large offices or storage with multiple cubicles depending on your office needs. Base rent: 4494.00 +GST. Common area costs (incl water): \$850.65 & Property Taxes: 1310.06 +GST = \$6987.45/month. Sub-lease until Nov 30/2028. This is an immaculate mixed-use space offering quick possession, call today to view!