

## 204, 10920 84 Avenue Grande Prairie, Alberta

Heating: Floors: Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

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N/A

## MLS # A2127665



## \$14 per sq.ft.

	Division:	Richmond Industrial Park
	Туре:	Industrial
	Bus. Type:	-
	Sale/Lease:	For Lease
	Bldg. Name:	-
	Bus. Name:	-
	Size:	3,159 sq.ft.
	Zoning:	IB
		Addl. Cost:
		Based on Year: -
		Utilities: -
		Parking: -
		Lot Size:
		Lot Feat: -

3159 sq.ft. of office + Shop/Warehouse space available for lease. This space offers high-end modern interior finishing's with LED lighting, numerous windows, glass doors and much more which will present very well to your staff & clients. Current configuration offers 7-8 private offices, numerous exterior entrances, options for creating reception, boardrooms, kitchen area, etc. plus 28' x 55' shop space with 10' OHD. The property offers 6 dedicated parking stalls with the ability to rent additional parking stalls adjacent to the complex. This is a unique combination of office + shop/warehouse space which is hard to replicate in the Grande Prairie area and offers great visibility & access to 84th Avenue & Hwy.40. Base rent(\$14.00)=\$3685.5 + Net rent(\$8.92)=\$2348.19 Total Monthly Cost=\$6033.69 +GST. Power & Gas are billed back to tenant on a monthly basis. Call a Commercial Realtor today for further information or to arrange a private tour!!