

104, 11037 92 Avenue  
Grande Prairie, Alberta

MLS # A2182769



## \$8 per sq.ft.

Division:	Richmond Industrial Park
Type:	Warehouse
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	Investors Building South
Bus. Name:	-
Size:	2,334 sq.ft.
Zoning:	IG
Heating:	Other
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	Natural Gas Not Paid, Electricity Not Paid For, Water Paid
Parking:	-
Lot Size:	1.95 Acres
Lot Feat:	-

DOCK HEIGHT BAYS: Total Monthly Payment One Year Lease \$2,396.24 + GST OR Month to Month \$2,590.74 + GST DOCK HEIGHT SHOP FOR LEASE: 2,334 +/- sq.ft. (24'x95' +/-) in multi-tenant 17,480 sq.ft. building on 1.95 acres. Two (10'x8') overhead doors at dock level, fluorescent lighting, concrete floor, overhead unit heater. PARKING: 22' x 40' with good radius for bay access, gravel ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$1,556.00/month (\$8.00 sq. ft.) + GST 2025 BUDGETED NET COSTS: \$840.24/month (\$4.32 sq. ft.) + GST UTILITIES: GAS and PWR billed through QPM, WTR Included in NET COSTS. AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Plot Plan. To obtain copies of SUPPLEMENTS not on this site please contact REALTOR&reg;. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.