

109, 11043 92 Avenue
Grande Prairie, Alberta

MLS # A2209428



\$13 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: Investors Building

Bus. Name: -

Size: 3,779 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.95 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Total Monthly Payment: \$5,267.52 + GST Second Floor Lunchroom/Washroom - 519 sq.ft. 2nd floor base rent only. FOR LEASE: SHOP/OFFICE: high traffic location, easy access to 108 Street, visual exposure, 3,260 +/- sq. ft. in 10,308 +/- sq. ft. building on 1.95 acres. SHOP: TWO BAYS: One drive-through with sump (23"x69' +/-) and exhaust fan, one drive-in (23'x43'6" +/-), Three overhead doors - electric lift. NEW LED lightning, one ceiling fan, overhead unit heater, one washroom. OFFICE: Large reception, one private office, carpet/vinyl plank flooring, painted walls, freshly painted ceiling, new LED lighting, one washroom. 2nd Floor Office, Lunchroom or Boardroom: 519 sq.ft. (25'x20' +/-), laminate flooring, painted drywall walls, painted open beam ceilings, baseboard heat, washroom with shower/storage/washer and dryer hookups. PARKING: limited south area parking SIGNAGE: Pylon sign ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$4,093.92/month (\$13.00/sq. ft.) + GST NET COSTS: \$1,173.60/month (\$4.32/sq. ft.) + GST 2nd floor net costs free! UTILITIES: TENANT PAYS- Gas & Power. Included in NET COSTS-Water AVAILABLE: Negotiable. SUPPLEMENTS: Total Monthly Payment, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR ®. 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.