

**102, 11401 98 Avenue
Grande Prairie, Alberta**

MLS # A2194219



\$14 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,460 sq.ft.
Zoning:	IG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Natural Gas Not Paid, Electricity Paid For, Water Paid For
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Total Monthly Payment \$4,346.00 + GST (INCLUDES UTILITIES). FOR LEASE: INDUSTRIAL SHOP/OFFICE Visual exposure with lots of windows, corner lot, 2,460 sq.ft. in multi-tenant 17,018 total sq.ft. building on 0.83 acres SHOP: 2,250 sq.ft. (30'x75' +/-), one 16'x16' electric lift overhead door, LED lighting, sump, overhead unit heater, storage room/fenced in storage mezzanine, Total Monthly Payment 5,303.34 + GST. OFFICE: Large Reception/office with windows, tile floors, fluorescent lighting PARKING: Good radius for bay access gravel, paved customer/staff parking to North of building ZONING: IG-General Industrial ELECTRICAL: 220/225 AMP 240 Volt, 3 Phase 4 wire. LOCATION: Richmond Industrial Park RENT: \$2,870.00/month (\$14.00/sq.ft.) + gst 2025 BUDGETED NET COSTS: \$1,476.00/month (\$7.20/sq.ft.) + gst UTILITIES: INCLUDED in net costs -POWER/GAS/WTR AVAILABLE: Today SUPPLEMENTS: Floor Plan, Total Monthly Payment. To view SUPPLEMENTS not visible on this site please contact REALTOR®