

11427 98 Avenue  
Grande Prairie, Alberta

MLS # A2203146



**\$14 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,480 sq.ft.

**Zoning:** IG

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Natural Gas

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

This office and shop has it ALL! Great west end location and a newly renovated exterior gives your business a great look and lots of paved parking in front and rear. Retail frontage and Office and Shop with 14' Wide x 16' High Powered Overhead doors, AC and HIGH SPEED FIBRE internet. Nice big windows . Main floor features a open reception/showroom ,multiple offices, boardroom kitchenette , 2 bathrooms and shop bay. Upstairs has open office space and 1 bathroom. Base Rent= \$2,893.33 plus Additional Rent of \$865.93 for a Total Monthly Payment of \$3759.26 plus GST.