

\$12 - 111, 11043 92 Avenue, Grande Prairie

MLS® #A2180609

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 1.95 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

Total Monthly Payment \$8,879.44 + gst. FOR LEASE: SHOP/OFFICE: High traffic location, easy access to 108 Street, visual exposure, 6,529 +/- sq. ft., on 9,789 sq. ft. two-tenant building. On 1.95 acres (shared with another multi-Tenant building).

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OFFICE: Large Reception, three executive offices, lunch/staff room w/sink and counter, board room, NEW carpet tile/vinyl plank flooring, freshly painted walls, freshly painted T-bar ceiling, updated lighting, forced air heating, four washrooms.

SHOP: 3478 sq. ft.+/- (94'x37' +/-), three (12'x12') OH doors, sump, overhead unit heater, new LED lighting, 12' ceiling height.

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PARKING: Proportionate share

SIGNAGE: Pylon sign

ZONING: IG - General Industrial

LOCATION: Richmond Industrial Park

RENT: \$6,529.00/month (\$12.00/sq. ft.) + GST



BUDGETED NET COSTS: \$2,350.44/month

(\$4.32/sq. ft.) + GST

UTILITIES: Paid directly by tenant: Gas/Power

Included in Net costs: Water

AVAILABLE: Today!

SUPPLEMENTS: Total Monthly Payment,

Floor Plan. To obtain copies of

SUPPLEMENTS not visible on this site please
contact Realtor.

Built in 1975

Essential Information

MLS® #	A2180609
Price	\$12
Bathrooms	0.00
Acres	1.95
Year Built	1975
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	111, 11043 92 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3J3

Interior

Heating	Radiant
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Additional Information

Date Listed	November 24th, 2024
Days on Market	109
Zoning	IG

Listing Details

Listing Office	CommVest Realty Ltd.
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