



GRASSROOTS
REALTY GROUP

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102, 11037 92 Avenue
Grande Prairie, Alberta

MLS # A2267621



\$12 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	Investors Building
Bus. Name:	-
Size:	3,739 sq.ft.
Zoning:	IG
Heating:	-
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:	-

Total Monthly Payment INCLUDING WATER \$5,228.37 + GST FOR LEASE SHOP: 3,739 sq. ft.+/- in multi-tenant 17,480 sq. ft. building on 1.95 acres. SHOP: 3,739 sq.ft. (95'x40'), Two (14'x14') OHD's, 3 phase electrical 240V, fluorescent lighting, concrete floors, sump, two overhead unit heaters, taps, two 50A/250v plugs, one washroom. PARKING: Proportionate Share. LOCATION: Richmond Industrial Park. ZONING: IG - General Industrial. RENT: \$3,739.00/month (\$12/sq.ft.) + GST NET COSTS: \$1,489.37/sq.ft. (\$4.78/sq.ft.) + GST UTILITIES: Gas/Power Tenant pays directly, Water included in net costs. AVAILABLE: January 1, 2026. SUPPLEMENTS: Total Monthly Payment, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.