



**GRASSROOTS**  
REALTY GROUP

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**Bay 2, 10941 92 Avenue  
Grande Prairie, Alberta**

**MLS # A2274927**



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

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Baker Building

**Bus. Name:** -

**Size:** 800 sq.ft.

**Zoning:** IG

<b>Heating:</b>	Other	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	1.91 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

10941 92 Avenue #Bay 2 Total Monthly Payment \$1,619.33 + GST (INCLUDES ALL UTILITIES) FOR LEASE: SHOP ONLY: Easy access, 800 +/- sq. ft. in multi-tenant 10,800 +/- sq. ft. building on 1.91 acres. SHOP: 800 +/- sq. ft. (20'x40'+/-), One manual-lift overhead door (10'x14'), electrical: 100 amp, sump, overhead unit heater, shared washroom (w/3 other bays) off common hallway. OFFICE: None PARKING: Limited Yard parking ZONING: IG-General Industrial LOCATION: Richmond Industrial Park RENT: \$933.33/month (\$14.00/sq. ft.) + GST 2026 BUDGETED NET COST: \$686.00/month (\$10.29/sq. ft.) + GST UTILITIES: INCLUDED in net cost: Gas/Power/Water AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact Realtor.