



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104, 11312 98 Avenue
Grande Prairie, Alberta

MLS # A2290005



\$12 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,240 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

2240 SQ.FT. INDUSTRIAL RETAIL CONDO BAY FOR LEASE. READY FOR QUICK OCCUPANCY AND WELL SUITED TO FIT A LOT OF DIFFERENT TYPES OF USES. The unit is an end-cap unit which offers great visibility, access and additional yard space at the rear of the property. Large windows with exposure to 98 Avenue make the space feel open & inviting to customers/clients. 16'+ Ceiling heights along with 10'x10' Overhead door at the rear of the space. The area offers a great tenant mix to attract like minded clients and easy access to major traffic routes at 116st. going both south, west & north. Well managed common area costs will keep your monthly costs manageable. Base rent(\$12.00)=\$2,240.00 + Net rent(\$6.25)=\$1,166.67 Total Monthly Cost=\$3,406.67+GST. Tenant is responsible for power & gas utilities. Clean, open, quality lease spaces don't come along very often at this price. Call a commercial Realtor today to arrange a private tour.