



GRASSROOTS
REALTY GROUP

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

107, 10920 84 Avenue
Grande Prairie, Alberta

MLS # A2302998



\$14 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,680 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

High End Office/Shop Condo bay Ready for occupancy July 1, 2026. The space will be hard to beat at only \$14/sq.ft. base rent. It offers huge visibility & easy access to 84ave. + Hwy. 40, triple A leasehold improvements and well managed triple net costs of \$6.46/sq.ft. Well laid out space with large reception area, 3 offices, coffee + kitchen area, 2 bathrooms and a 25' x 22' shop area with 10'x10' O.H.D., upper level offers a large open work/bullpen area and a board room. Landlord could create more office space on upper level if required. This truly is a turn key space at a price you can get excited about. Base rent(\$14.00)=\$3,126.67 + Net rent(\$6.46)=\$1,442.73 Total Monthly Cost=\$4,569.40+GST. Tenant is responsible for power & gas utilities. Call a Commercial Realtor to arrange a showing.