



**GRASSROOTS**  
REALTY GROUP

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201, 11225 98 Avenue  
Grande Prairie, Alberta

MLS # A2086080



**\$1,600 per month**

**Division:** Richmond Industrial Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Cable, High Speed Internet, Phone

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Great location in Richmond Industrial Park! Approximately 2400 sqft of this corner unit second Floor office space includes 7 offices, board room, reception area, bathroom, lunchroom and storage area. Plenty of parking. Base rent \$8.00/sqft = \$1600.00 plus CA Costs of \$8.00/sqft (includes utilities) = \$1600.00 per month. Total \$3360.00 includes GST. Space can be leased out with Unit 101 below