



GRASSROOTS
REALTY GROUP

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11423 98 Avenue
Grande Prairie, Alberta

MLS # A2166852



\$14 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,547 sq.ft.

Zoning: IG

Heating: Overhead Heater(s), Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This office and shop has it ALL! Great west end location and a newly renovated inside and out gives your business a great look and lots of paved parking in front and rear. Large 26' W x 46' L Shop with 14' W x 16' H powered overhead doors, water in shop, floor drain, AC and HIGH SPEED FIBRE internet. There are nice big windows for the upstairs office. Base Rent= \$2971.500 plus Additional Rent of \$889.33 for a Total Monthly Payment of \$3860.83 plus GST.