



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

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: -

Sewer: Public Sewer

Lot Feat: -

Inclusions: N/A

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 . Main floor features open reception /showroom a private office , kitchen sink ,bathroom and back shop with shop bathroom. Upstairs features wide open area that could accommodate multiple work stations Total Sq Ft is 2547 . Base Rent is \$2,971.50 plus Additional Rent of \$889.33 for a Total Monthly Payment of \$3860.83 plus GST.