



GRASSROOTS
REALTY GROUP

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103, 11037 92 Avenue
Grande Prairie, Alberta

MLS # A2191580



\$12 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	Investors Building
Bus. Name:	-
Size:	3,418 sq.ft.
Zoning:	IG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Natural Gas Not Paid, Electricity Not Paid For, Water Paid
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	1.95 Acres
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

Total Monthly Payment INCLUDING WATER \$4,078.81 + GST. SHOP FOR LEASE: 3,418 +/- sq. ft. in multi tenant 17,480 total +/- sq. ft. building on 1.95 acres. SHOP: (94'x35' +/-), two (12'x14') electric lift overhead doors, 3 phase electrical 240V, 50/A 250/volt welder outlet. NEW LED lighting, concrete floors, sump, two ceiling fans, 15' clear ceiling height, two overhead unit heaters, taps in shop, 2 piece washroom. PARKING: Proportionate Share. LOCATION: Richmond Industrial Park. ZONING: IG - General Industrial. RENT: \$3,418.00/month + GST (\$12/sq.ft.) 2025 BUDGETED NET COSTS: \$1,230.48/month + GST (\$4.32/sq.ft.) UTILITIES: Gas/Power Tenant pays directly. Water-Included in Net Costs . AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Plot Plan, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.