



**GRASSROOTS**  
REALTY GROUP

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102, 11401 98 Avenue  
Grande Prairie, Alberta

MLS # A2194219



**\$16 per sq.ft.**

<b>Division:</b>	Richmond Industrial Park
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,460 sq.ft.
<b>Zoning:</b>	IG

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

Total Monthly Payment \$4,756.00 + GST (INCLUDES UTILITIES). FOR LEASE: INDUSTRIAL SHOP/OFFICE Visual exposure with lots of windows, corner lot, 2,460 sq.ft. in multi-tenant 17,018 total sq.ft. building on 0.83 acres SHOP: 2,250 sq.ft. (30'x75' +/-), one 16'x16' electric lift overhead door, LED lighting, sump, overhead unit heater, storage room/fenced in storage mezzanine, Total Monthly Payment 5,303.34 + GST. OFFICE: Large Reception/office with windows, tile floors, fluorescent lighting PARKING: Good radius for bay access gravel, paved customer/staff parking to North of building ZONING: IG-General Industrial ELECTRICAL: 220/225 AMP 240 Volt, 3 Phase 4 wire. LOCATION: Richmond Industrial Park RENT: \$3,280.00/month (\$16.00/sq.ft.) + gst 2025 BUDGETED NET COSTS: \$1,476.00/month (\$7.20/sq.ft.) + gst UTILITIES: INCLUDED in net costs -POWER/GAS/WTR AVAILABLE: Today SUPPLEMENTS: Floor Plan, Total Monthly Payment. To view SUPPLEMENTS not visible on this site please contact REALTOR&reg;