



East, 10424 96 Avenue  
Grande Prairie, Alberta

MLS # A2201403



**\$3,000 per month**

Division: College Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,660 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Total Monthly Payment \$3000 + GST, Power & Gas! FOR LEASE: 1,660 sq.ft. SHOP/Office in two tenant building on 0.18 Acres Garage: (30'8"x35'7" +/-), one electrical-lift Overhead Door (10'x10+/-), 100Amp, Updated LED lightning, sump, ceiling fan, overhead unit heater, one washroom, 10' clear ceiling height. OFFICE: Reception, Two offices & Boardroom - Vinyl Plank Floors, Painted Drywall Walls, T-Bar & LED Lights PARKING: Fenced/Gravel Lot ZONING: IG-General Industrial. LOCATION: College Park. RENT: \$3,000/month + GST. BUDGETED NET COST: Included. UTILITIES: Included in net costs: Water. TENANT PAYS-Power/Gas AVAILABLE: April 1, 2025! Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.