



11427 98 Avenue
Grande Prairie, Alberta

MLS # A2203146

\$14 per sq.ft.



Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,480 sq.ft.

Zoning: IG

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

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Natural Gas

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 exterior gives your business a great look and lots of paved parking in front and rear. Retail frontage and Office and Shop with 14' Wide x 16' High Powered Overhead doors, AC and HIGH SPEED FIBRE internet. Nice big windows . Main floor features a open reception/showroom ,multiple offices, boardroom kitchenette , 2 bathrooms and shop bay. Upstairs has open office space and 1 bathroom. Base Rent= \$2,893.33 plus Additional Rent of \$865.93 for a Total Monthly Payment of \$3759.26 plus GST.