

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.