

11439 98 Avenue  
Grande Prairie, Alberta

MLS # A2166858



**\$1,995 per month**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,356 sq.ft.

**Zoning:** IG

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

**Addl. Cost:** -

**Floors:** See Remarks

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** Paved

**Inclusions:** n/a

Super affordable very clean and bright small shop in the heart of Richmond industrial. Lots of parking. High Speed Fibre internet is available. 14' W x 16' H automatic overhead door. Shop dimensions 26'W x 49' deep + bonus 400 Sq Ft Mezzanine. Base Rent is \$1521.53 plus Additional Rent of \$473.47 equals a total monthly payment of only \$1995.00 plus GST plus half utilities.