

111, 11043 92 Avenue  
Grande Prairie, Alberta

MLS # A2180609



**\$12 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Investors Building

**Bus. Name:** -

**Size:** 6,529 sq.ft.

**Zoning:** IG

**Heating:** Radiant

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.95 Acres

**Lot Feat:** -

Total Monthly Payment \$8,879.44 + gst. FOR LEASE: SHOP/OFFICE: High traffic location, easy access to 108 Street, visual exposure, 6,529 +/- sq. ft., on 9,789 sq. ft. two-tenant building. On 1.95 acres (shared with another multi-Tenant building). SHOP: 3478 sq. ft.+/- (94'x37' +/-), three (12'x12') OH doors, sump, overhead unit heater, fluorescent lighting, 12' ceiling height. OFFICE: Large Reception, three executive offices, lunch/staff room w/sink and counter, board room, carpet/vinyl plank flooring, painted walls, T-bar ceiling, fluorescent lighting, forced air heating, four washrooms. PARKING: Proportionate share SIGNAGE: Pylon sign ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$6,529.00/month (\$12.00/sq. ft.) + GST BUDGETED NET COSTS: \$2,350.44/month (\$4.32/sq. ft.) + GST UTILITIES: Paid directly by tenant: Gas/Power Included in Net costs: Water AVAILABLE: Est by Dec 1, 2024 SUPPLEMENTS: Total Monthly Payment, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact Realtor.