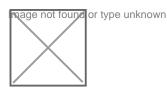


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **204, 10920 84 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 28047

**MLS ID:** A2127665

\$14



- △ JORDAN MENZIES
- **(780)** 933-4015
- RE/MAX Grande Prairie
- **2** 780-538-4747

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204, 10920 84 Avenue , Grande Prairie , Alberta T8V 6H2

**Transaction Type** 

For Lease

**Lease Frequency** 

Annually

**Building Type**Commercial Mix

Property Type Commercial

Building Area (Sq. M.) 293.48

Reports None **Days On Market** 

486

Zoning

ΙB

Year Built 2007

Property Sub Type Industrial

Inclusions

N/A

**Lease Amount** 

14.00

**Subdivision** 

Richmond Industrial Park

Structure Type

Mixed Use

Building Area (Sq. Ft.)

3159.00

Restrictions
Landlord Approval

3159 sq.ft. of office + Shop/Warehouse space available for lease. This space offers high-end modern interior finishing's with LED lighting, numerous windows, glass doors and much more which will present very well to your staff & clients. Current configuration offers 7-8 private offices, numerous exterior entrances, options for creating reception, boardrooms, kitchen area, etc. plus 28' x 55' shop space with 10' OHD. The property offers 6 dedicated parking stalls with the ability to rent additional parking stalls adjacent to the complex. This is a unique combination of office + shop/warehouse space which is hard to replicate in the Grande Prairie area and offers great visibility & access to 84th Avenue & Hwy.40. Base rent(\$14.00)=\$3685.5 + Net rent(\$8.92)=\$2348.19 Total Monthly Cost=\$6033.69 +GST. Power & Gas are billed back to tenant on a monthly basis. Call a Commercial Realtor today for further information or to arrange a private tour!!

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