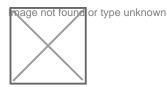


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## PROFESSIONAL/OFFICE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Grande Prairie, Alberta Listing ID: 28144

MLS ID:

A2137203



AMANDA HENTGES

**(780)** 539-7131

□ CommVest Realty Ltd.

**2** 780-539-7131

205, 8502 112 Street , Grande Prairie , Alberta T8V 5X4

Transaction Type Days On Market Lease Amount

For Lease 388 13.00

Lease Frequency Zoning Subdivision

Monthly IG Richmond Industrial Park

Year Built Structure Type Property Type
1980 Office Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 7921756 600.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

55.74 49658 1.14

InclusionsRestrictionsReportsn/aNone KnownFloor Plans

Total Monthly Payment \$1,014.50 + GST. FOR LEASE RENOVATED 2nd Floor OFFICE. convenient location, just off 84 Ave., 600 +/- sq. ft. in 18,360 +/- sq. ft. multi-tenant buildings on 1.14 acres. lots of windows, bright open area, 600 +/- sq. ft. (24'x25'), carpet flooring, painted walls, fluorescent lighting, forced air, one washroom. PARKING: Proportionate share, paved. ZONING: IG - Industrial General LOCATION: Richmond Industrial Park RENT: \$650.00/month (\$13.00/sq. ft.) + GST 2025 BUDGETED NET COSTS: \$248.00/month (\$4.96/sq. ft.) + GST 2025 BUDGETED UTILITIES: \$116.50/month (\$2.33/sq.ft.) GAS/POWER Tenant pays proportionate share: WATER AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyer's responsibility to ensure use of the property/building/space complies with municipal bylaws and zoning regulations. See https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw for more information

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