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## 11423 98 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
28694

**MLS ID:**  
A2166852

**\$14**



 **TIM BLAKE**  
 (780) 897-8847

 RE/MAX Grande Prairie  
 780-538-4747

 11423 98 Avenue , Grande Prairie , Alberta T8V 5S5

**Transaction Type**

For Lease

**Days On Market**

276

**Lease Amount**

14.00

**Lease Frequency**

Annually

**Zoning**

IG

**Subdivision**

Richmond Industrial Park

**Year Built**

1979

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

7822679

**Building Area (Sq. Ft.)**

2547.00

**Building Area (Sq. M.)**

236.62

**Electric**

100 Amp Service

**Cooling**

Central Air

**Heating**

Overhead Heater(s), Forced Air, Natural Gas

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

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 . Base Rent= \$2971.500 plus Additional Rent of \$889.33 for a Total Monthly Payment of \$3860.83 plus GST.

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