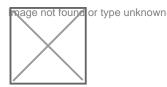


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **101, 11225 98 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 29721

MLS ID: A2201241

\$5,480



**△ DORIANNE MARK** 

**(780)** 518-2907

RE/MAX Grande Prairie

**2** 780-538-4747

r<u>M</u>1

101, 11225 98 Avenue , Grande Prairie , Alberta T8V5A5

Transaction Type Title Days On Market

For Lease Fee Simple 112

Lease AmountLease FrequencyZoning5480.00MonthlyIG

SubdivisionBuilding TypeYear BuiltRichmond Industrial ParkCommercial Mix1978

Structure Type Property Type Property Sub Type

Office Commercial Office

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

7822371 5480.00 509.10

InclusionsRestrictionsReportsN/ANone KnownFloor Plans

Great Location in Richmond Industrial Park! 5480 sqft consisting of approximately 3480sqft of shop space with 2 bay doors and approximately 2000 sqft of office space, also included is plenty of yard space and plenty of parking!. Base rent \$12.00/sqft = \$5480.00 plus CA Costs of \$8.00/sqft (includes heat power and water = \$3653.33 per month. Total \$9,590.00 includes GST. Space can be leased out with Unit 201 above. Note this is a sublease with the current tenant

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