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## INDUSTRIAL FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30493

**MLS ID:**  
A2218472

**\$13**



 **AMANDA HENTGES**  
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 CommVest Realty Ltd.  
 780-539-7131

  
109\_209, 11043 92 Avenue , Grande Prairie , Alberta T8V 3J3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 13.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> IG	<b>Subdivision</b> Richmond Industrial Park
<b>Year Built</b> 1975	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 3860TR	<b>Building Area (Sq. Ft.)</b> 2119.00
<b>Building Area (Sq. M.)</b> 196.86	<b>Lot Size (Sq. Ft.)</b> 84942	<b>Lot Size (Acres)</b> 1.95
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

Total Monthly Payment: \$2,867.58 + GST Main floor Shop/Office 1,600 sq.ft. + Second Floor Lunchroom/Washroom - 519 sq.ft. FOR LEASE: SHOP/OFFICE: high traffic location, easy access to 108 Street, visual exposure, 2,119 +/- sq. ft. in 10,308 +/- sq. ft. building on 1.95 acres. SHOP: drive-in (23'x43'6" +/-), One electric lift overhead door (12'x14'), LED lightning, one ceiling fan, overhead unit heater, one washroom. No sump, no drain. OFFICE: Large reception, one private office, carpet/vinyl plank flooring, painted walls, painted ceiling, new LED lighting, one washroom. 2nd Floor Office, Lunchroom or Boardroom: 519 sq.ft. (25'x20' +/-), laminate flooring, painted drywall walls, painted open beam ceilings, baseboard heat, washroom with shower/storage/washer and dryer hookups. PARKING: limited south area parking SIGNAGE: Pylon sign ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$2,295.58/month (\$13.00/sq. ft.) + GST NET COSTS: \$576.00/month (\$4.29/sq. ft x1,600 sq.ft.) + GST 2nd floor net costs free! UTILITIES: TENANT PAYS- Gas & Power through QPM. Included in NET COSTS-Water AVAILABLE: Negotiable. 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/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.

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