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## B, 11474 96 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30691

**MLS ID:**  
A2221943

**\$18**



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 B, 11474 96 Avenue , Grande Prairie , Alberta T8V5M4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 9	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> IG	<b>Subdivision</b> Richmond Industrial Park
<b>Year Built</b> 1981	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7822679	<b>Building Area (Sq. Ft.)</b> 3946.00
<b>Building Area (Sq. M.)</b> 366.59	<b>Electric</b> Three Phase	<b>Heating</b> Forced Air,Natural Gas,Radiant
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

LARGE FENCED YARD with double bay shop in Richmond industrial. Shop bays are 61' and 65' deep. 16' X 16' automatic overhead doors . 3 phase power, sump ,shop bathroom, tool crib and additional 1100 Sq Ft storage mezzanine (not counted in Sq Ft ). Paved parking out front. Has a oversized welcoming reception that could handle multiple desks. Has 1 private office + office bathroom . Base Rent is \$5919.00 and Additional Rent is \$1752.68 for a Total of \$7671.68/month plus GST.

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