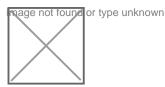


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

EAST, 10424 96 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 31959

MLS ID: A2253715

\$3,500



AMANDA HENTGES

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□ CommVest Realty Ltd.

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B

East, 10424 96 Avenue, Grande Prairie, Alberta T8V 5V2

Transaction Type

For Lease

Days On Market

1

Subdivision

College Park

Year Built

1962

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

Building Area (Sq. Ft.)

3166AX

1660.00

Building Area (Sq. M.)

154.22

Floor Plans

Inclusions

Restrictions
None Known

N/A

Reports

Total Monthly Payment \$3500 + GST, Power & Gas! FOR LEASE: 1,660 sq.ft. SHOP/Office in two tenant building on 0.18 Acres Garage: (30'8"'x35'7"' +/-), one electrical-lift Overhead Door (10'x10+/-), 100 Amp, Updated LED lightning, sump, ceiling fan, overhead unit heater, one washroom, 10' clear ceiling height. OFFICE: Reception, Two offices & Boardroom - Vinyl Plank Floors, Painted Drywall Walls, T-Bar & LED Lights PARKING: Fenced/Gravel Lot ZONING: IG-General Industrial. LOCATION: College Park. RENT: \$3,000/month + GST. BUDGETED NET COST: Included. UTILITIES: Included in net costs: Water. TENANT PAYS-Power/Gas AVAILABLE: Negotiable Est - Oct 1/25 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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