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## EAST, 10424 96 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
31959


**MLS ID:**  
A2253715

**\$3,500**



 **AMANDA HENTGES**  
 (780) 539-7131

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

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Subdivision</b> College Park
<b>Year Built</b> 1962	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 3166AX	<b>Building Area (Sq. Ft.)</b> 1660.00
<b>Building Area (Sq. M.)</b> 154.22	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

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://cityofgfp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.

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