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101, 11312 98 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta

Listing ID:
32531

MLS ID:
A2264574

\$18



 **JORDAN MENZIES**
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Transaction Type For Lease	Days On Market 127	Lease Amount 18.00
Lease Frequency Annually	Subdivision Richmond Industrial Park	Year Built 2003
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7620880	Building Area (Sq. Ft.) 3808.00	Building Area (Sq. M.) 353.77
Inclusions N/A	Restrictions None Known	Reports None

High quality industrial office & shop combo available for lease November 1, 2025. Well cared for unit offering up to 10 offices + boardroom, kitchen area, storage, reception split over two floors plus 24' x 28' 672SQ.FT. shop area with 14' Overhead Door. The fully paved site offers good parking in front of the unit plus large parking/storage area to the rear of the unit, easy access from two sides allows for good turning & access points. This space is well located in Richmond industrial park on the west end of Grande Prairie which will provide easy access for staff & customers and put your operations right in the heart of one of Grande Prairie's best locations. 3808SQ.FT.= BASE RENT(\$18.00) \$5712.00/MTH + NET RENT(\$5.30) \$1681.87/MTH: TOTAL MONTHLY COST=\$7393.87 + GST. Tenant responsible for power & gas utilities. Good quality office/shop spaces are in high demand and this space will outshine others in the market as far as condition, location & functionality. Call a commercial Realtor today to arrange a viewing.

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