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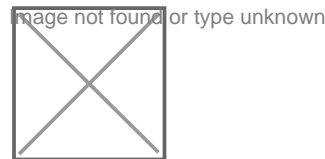
#### Regional Contact

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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**  
 (780) 933-4015

RE/MAX Grande Prairie  
 780-538-4747

101, 11312 98 Avenue , Grande Prairie , Alberta T8V 8H4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 66	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Richmond Industrial Park	<b>Year Built</b> 2003
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 7620880	<b>Building Area (Sq. Ft.)</b> 3808.00	<b>Building Area (Sq. M.)</b> 353.77
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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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