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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



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

Transaction Type Days On Market Lease Amount

For Lease 20 18.00

Lease FrequencySubdivisionYear BuiltAnnuallyRichmond Industrial Park2003

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

7620880 3808.00 353.77

InclusionsRestrictionsReportsN/ANone KnownNone

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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