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## 105, 11249 89 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
33699

**MLS ID:**  
A2280823

**\$14**



 **KARLY COLE**  
 (780) 518-6737

 RE/MAX Grande Prairie  
 780-538-4747

 105, 11249 89 Avenue , Grande Prairie , Alberta T8V 5X3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 65	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Annually	<b>Sub Lease</b> 1	<b>Subdivision</b> Richmond Industrial Park
<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2021	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2121544
<b>Building Area (Sq. Ft.)</b> 3852.00	<b>Building Area (Sq. M.)</b> 357.86	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister, Landlord Approval	<b>Reports</b> None	

Modern commercial/office space with attached side bay featuring modern décor, contemporary color palettes, and generously sized layouts with large windows that flood the space with natural light. Constructed with ICF, this 3852 sq.ft unit offers exceptional energy efficiency for heating and cooling, as well as a remarkably quiet interior environment. Enjoy parking right to the doorstep, along with a large public parking lot. This modern facility showcases beautiful finishes throughout, including tiled washrooms, spacious front entrance with feature reception walls and high-quality construction designed for comfort, efficiency, and convenience. Main floor features 3 offices, 2 washrooms, large back storage room & direct access to the oversized 25.4Wx48' finished bay with 14' door. Upper-level features large boardroom or bull pen area with kitchen space + another massive open boardroom/flex space that could be divided into 2 more large offices or storage with multiple cubicles depending on your office needs. Base rent: 4494.00 +GST. Common area costs (incl water): \$850.65 & Property Taxes: 1310.06 +GST = \$6987.45/month. Sub-lease until Nov 30/2028. This is an immaculate mixed-use space offering quick possession, call today to view!

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