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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**
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 RE/MAX Grande Prairie
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 105, 11249 89 Avenue , Grande Prairie , Alberta T8V 5X3

Transaction Type For Lease	Days On Market 2	Lease Amount 14.00
Lease Frequency Annually	Sub Lease 1	Subdivision Richmond Industrial Park
Building Type Commercial Mix	Year Built 2021	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2121544
Building Area (Sq. Ft.) 3852.00	Building Area (Sq. M.) 357.86	Inclusions N/A
Restrictions Call Lister, Landlord Approval	Reports 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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