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105, 11302 95 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
33859


MLS ID:
A2282240

\$13



 **AMANDA HENTGES**
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 105, 11302 95 Avenue , Grande Prairie , Alberta T8V 5M1

Transaction Type For Lease	Days On Market 127	Lease Amount 13.00
Lease Frequency Monthly	Zoning IG	Subdivision Richmond Industrial Park
Year Built 1979	Structure Type Institutional	Property Type Commercial
Property Sub Type Industrial	Legal Plan 872-2357	Building Area (Sq. Ft.) 4000.00
Building Area (Sq. M.) 371.61	Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00
Inclusions n/a	Restrictions None Known	Reports Plot Plan

Total Monthly Payment \$6,240.00 + GST. FOR LEASE: SHOP/OFFICE 4,000 sq.ft. +/- in two Tenant 14,500 sq.ft. building on 0.94 acres. Lots of windows/fenced yard. SHOP: 2,720 sq.ft. (40'x68') +/-, manual lift overhead door (14'wx16'h), electrical - 100A/600V, LED Lighting, sump, overhead unit heater, 1 washroom, clear ceiling height 17', parts room 17'x10' +/- . OFFICE: Large Reception with carpet tile floors, two private offices with windows, tile floors, fluorescent lighting, w/c accessible washroom. 2nd Floor - One Office, 22'x19' +/- Boardroom w/Barn doors, washroom PARKING: Good radius for bay access gravel, paved customer/staff parking to west of building ZONING: IG-General Industrial LOCATION: Richmond Industrial Park RENT: \$4,333.33 (\$13.00/sq.ft.) + gst BUDGETED NET COSTS: \$1,906.67 (\$5.72/sq.ft.) + gst UTILITIES: Tenant Pays PWR/GAS Water billed through QPM AVAILABLE: today! SUPPLEMENTS: Plot plan, Floor Plan, Total Monthly Payment. To view SUPPLEMENTS not visible on this site please contact REALTOR®. Measurements are +/- and must be confirmed by the recipient before being relied upon. It is the tenant's responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information

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