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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

**\$15**



 **AMANDA HENTGES**  
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 CommVest Realty Ltd.  
 780-539-7131

 105, 11302 95 Avenue , Grande Prairie , Alberta T8V 5M1

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|---|--|--|
| <b>Transaction Type</b><br>For Lease    | <b>Days On Market</b><br>66            | <b>Lease Amount</b><br>15.00                   |
| <b>Lease Frequency</b><br>Monthly       | <b>Zoning</b><br>IG                    | <b>Subdivision</b><br>Richmond Industrial Park |
| <b>Year Built</b><br>1979               | <b>Structure Type</b><br>Institutional | <b>Property Type</b><br>Commercial             |
| <b>Property Sub Type</b><br>Industrial  | <b>Legal Plan</b><br>872-2357          | <b>Building Area (Sq. Ft.)</b><br>4000.00      |
| <b>Building Area (Sq. M.)</b><br>371.61 | <b>Lot Size (Sq. Ft.)</b><br>43560     | <b>Lot Size (Acres)</b><br>1.00                |
| <b>Inclusions</b><br>n/a                | <b>Restrictions</b><br>None Known      | <b>Reports</b><br>Plot Plan                    |

Total Monthly Payment \$6,906.67 + 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: \$5,000.00 (\$15.00/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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