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104, 11312 98 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta

Listing ID:
34251

MLS ID:
A2290005

\$12



 **JORDAN MENZIES**
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 RE/MAX Grande Prairie
 780-538-4747

 104, 11312 98 Avenue , Grande Prairie , Alberta T8V 8H4

Transaction Type
For Lease

Days On Market
1

Subdivision
Richmond Industrial Park

Year Built
2003

Structure Type
Industrial

Property Type
Commercial

Property Sub Type
Industrial

Building Area (Sq. Ft.)
2240.00

Building Area (Sq. M.)
208.10

Inclusions
N/A

Restrictions
None Known

Reports
None

2240 SQ.FT. INDUSTRIAL RETAIL CONDO BAY FOR LEASE. READY FOR QUICK OCCUPANCY AND WELL SUITED TO FIT A LOT OF DIFFERENT TYPES OF USES. The unit is an end-cap unit which offers great visibility, access and additional yard space at the rear of the property. Large windows with exposure to 98 Avenue make the space feel open & inviting to customers/clients. 16'+ Ceiling heights along with 10'x10' Overhead door at the rear of the space. The area offers a great tenant mix to attract like minded clients and easy access to major traffic routes at 116st. going both south, west & north. Well managed common area costs will keep your monthly costs manageable. Base rent(\$12.00)=\$2,240.00 + Net rent(\$6.25)=\$1,166.67 Total Monthly Cost=\$3,406.67+GST. Tenant is responsible for power & gas utilities. Clean, open, quality lease spaces don't come along very often at this price. Call a commercial Realtor today to arrange a private tour.

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