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## 11419 98 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
34880


**MLS ID:**  
A2301992

**\$13**



 **TIM BLAKE**  
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 780-538-4747

  
11419 98 Avenue , Grande Prairie , Alberta T8V 5S5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 13.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> IG	<b>Subdivision</b> Richmond Industrial Park
<b>Year Built</b> 1979	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7822679	<b>Building Area (Sq. Ft.)</b> 4980.00
<b>Building Area (Sq. M.)</b> 462.65	<b>Electric</b> 100 Amp Service	<b>Cooling</b> Central Air
<b>Heating</b> Overhead Heater(s), Forced Air, Natural Gas	<b>Commercial Amenities</b> Boardroom, Floor Drain(s)/Grease Trap(s), Outside Storage, Paved Yard, Storefront	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

This office and shop has it ALL with a great west end location and a newly renovated exterior gives your business a great look. There is lots of paved parking in both front and rear. Retail frontage, offices, meeting rooms plus 2 Shop Bays all with 14' W x 16' H Overhead doors, AC and High Speed Fibre internet with nice big windows. Main floor features large open reception/showroom and 2 private offices with a large shop and bathrooms. Upstairs has large open areas for multiple work stations and a bathroom. Base Rent \$5395.00 plus Additional Rent of \$1813.55 = \$7208.55 plus GST.

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