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107, 10920 84 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta



Listing ID:
34935


MLS ID:
A2302998

\$14



 **JORDAN MENZIES**
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 107, 10920 84 Avenue , Grande Prairie , Alberta T8V 6H2

Transaction Type For Lease	Lease Amount 14.00	Lease Frequency Annually
Subdivision Richmond Industrial Park	Year Built 2009	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 2680.00
Building Area (Sq. M.) 248.98	Inclusions N/A	Restrictions Landlord Approval
Reports None		

High End Office/Shop Condo bay Ready for occupancy July 1, 2026. The space will be hard to beat at only \$14/sq.ft. base rent. It offers huge visibility & easy access to 84ave. + Hwy. 40, triple A leasehold improvements and well managed triple net costs of \$6.46/sq.ft. Well laid out space with large reception area, 3 offices, coffee + kitchen area, 2 bathrooms and a 25' x 22' shop area with 10'x10' O.H.D., upper level offers a large open work/bullpen area and a board room. Landlord could create more office space on upper level if required. This truly is a turn key space at a price you can get excited about. Base rent(\$14.00)=\$3,126.67 + Net rent(\$6.46)=\$1,442.73 Total Monthly Cost=\$4,569.40+GST. Tenant is responsible for power & gas utilities. Call a Commercial Realtor to arrange a showing.

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