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204, 10920 84 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta



Listing ID:
35115


MLS ID:
A2307785

\$14



 **JORDAN MENZIES**
 (780) 933-4015

 RE/MAX Grande Prairie
 780-538-4747

 204, 10920 84 Avenue , Grande Prairie , Alberta T8V 6H2

Transaction Type

For Lease

Zoning

IB

Subdivision

Richmond Industrial Park

Building Type

Commercial Mix

Year Built

2007

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

2400.00

Building Area (Sq. M.)

222.97

Inclusions

N/A

Restrictions

Landlord Approval

Reports

None

2,400 sq.ft. of office + Shop/Warehouse space available for lease. This space offers high-end modern interior finishing's with LED lighting, numerous windows, glass doors and much more which will present very well to your staff & clients. Current configuration offers 5-6 private offices, numerous exterior entrances, options for creating reception, boardrooms, kitchen area, etc. plus 28' x 25' shop space with 10' OHD. The property offers 6 dedicated parking stalls with the ability to rent additional parking stalls adjacent to the complex. This is a unique combination of office + shop/warehouse space which is hard to replicate in the Grande Prairie area and offers great visibility & access to 84th Avenue & Hwy.40. Base rent(\$14.00)=\$2,800.00 + Net rent(\$8.92)=\$1,784.00 Total Monthly Cost=\$4,584.00 +GST. Power & Gas are billed back to tenant on a monthly basis. Call a Commercial Realtor today for further information or to arrange a private tour!!

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