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## 102, 11401 98 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35251


**MLS ID:**  
A2310504

**\$16**



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

 102, 11401 98 Avenue , Grande Prairie , Alberta T8V 5S5

**Transaction Type**

For Lease

**Zoning**

IG

**Subdivision**

Richmond Industrial Park

**Year Built**

1999

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

7822679

**Building Area (Sq. Ft.)**

2460.00

**Building Area (Sq. M.)**

228.54

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

Total Monthly Payment \$4,973.30 + GST (INCLUDES UTILITIES). FOR LEASE: INDUSTRIAL SHOP/OFFICE Visual exposure with lots of windows, corner lot, 2,460 sq.ft. in multi-tenant 17,018 total sq.ft. building on 0.83 acres SHOP: 2,250 sq.ft. (30'x75' +/-), one 16'x16' electric lift overhead door, LED lighting, sump, overhead unit heater, storage room/fenced in storage mezzanine, Total Monthly Payment 5,303.34 + GST. OFFICE: Large Reception/office with windows, tile floors, fluorescent lighting PARKING: Good radius for bay access gravel, paved customer/staff parking to North of building ZONING: IG-General Industrial ELECTRICAL: 220/225 AMP 240 Volt, 3 Phase 4 wire. LOCATION: Richmond Industrial Park RENT: \$3,280.00/month (\$16.00/sq.ft.) + gst 2026 BUDGETED NET COSTS: \$1,693.30/month (\$8.26/sq.ft.) + gst UTILITIES: INCLUDED in net costs -POWER/GAS/WTR AVAILABLE: July 1, 2026 SUPPLEMENTS: Floor Plan, Total Monthly Payment. To view SUPPLEMENTS not visible on this site please contact REALTOR®

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