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## 11434 91 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35521

**MLS ID:**  
A2316707

**\$7,000**



 **GREG DOBKO**  
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11434 91 Avenue , Grande Prairie , Alberta T8V 6K6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 7000.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> IG	<b>Subdivision</b> Richmond Industrial Park
<b>Year Built</b> 1991	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8020127	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Lot Size (Sq. Ft.)</b> 62969	<b>Lot Size (Acres)</b> 1.45
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> None

2,400 square foot shop available for lease on a 1.4 acre lot in Richmond Industrial Park. This is a nice clean building with two floors of office area and a two bay shop. The shop features 14 foot high overhead doors, a high ceiling, a one ton crane and a bathroom. The main floor of the office area has a large reception area, a nice size office and a bathroom. The mezzanine is accessed through the shop and consists of a large office, a bathroom with a shower and a storage or lunch room area. The building is clean, shows well and is ready to move into. The property has a fenced yard and nice trees by the shop. There is a large metal structure in the yard with a roof and one wall that was originally constructed as a crane operation and the shed next to it was the control room for it. The crane rails are still in place but it needs a bridge and hoist to be operational. Basic Rent is \$7,000.00 per month and the Additional Rent is \$2,869.55 Per month for a Total Monthly Rent Payment of \$9,869.55 + \$493.48 GST = \$10,363.03.

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