

111, 11043 92 Avenue
Grande Prairie, Alberta

MLS # A2180609



\$12 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: Investors Building

Bus. Name: -

Size: 6,529 sq.ft.

Zoning: IG

Heating: Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.95 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Total Monthly Payment \$8,879.44 + gst. FOR LEASE: SHOP/OFFICE: High traffic location, easy access to 108 Street, visual exposure, 6,529 +/- sq. ft., on 9,789 sq. ft. two-tenant building. On 1.95 acres (shared with another multi-Tenant building). SHOP: 3478 sq. ft.+/- (94'x37' +/-), three (12'x12') OH doors, sump, overhead unit heater, fluorescent lighting, 12' ceiling height. OFFICE: Large Reception, three executive offices, lunch/staff room w/sink and counter, board room, carpet/vinyl plank flooring, painted walls, T-bar ceiling, fluorescent lighting, forced air heating, four washrooms. PARKING: Proportionate share SIGNAGE: Pylon sign ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$6,529.00/month (\$12.00/sq. ft.) + GST BUDGETED NET COSTS: \$2,350.44/month (\$4.32/sq. ft.) + GST UTILITIES: Paid directly by tenant: Gas/Power Included in Net costs: Water AVAILABLE: Est by Dec 1, 2024 SUPPLEMENTS: Total Monthly Payment, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact Realtor.