

**109\_209, 11043 92 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2218472**



**\$13 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Investors Building

**Bus. Name:** -

**Size:** 2,119 sq.ft.

**Zoning:** IG

**Heating:** -

**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: \$2,867.58 + GST Main floor Shop/Office 1,600 sq.ft. + Second Floor Lunchroom/Washroom - 519 sq.ft. FOR LEASE: SHOP/OFFICE: high traffic location, easy access to 108 Street, visual exposure, 2,119 +/- sq. ft. in 10,308 +/- sq. ft. building on 1.95 acres. SHOP: drive-in (23'x43'6" +/-), One electric lift overhead door (12'x14'), LED lightning, one ceiling fan, overhead unit heater, one washroom. No sump, no drain. OFFICE: Large reception, one private office, carpet/vinyl plank flooring, painted walls, painted ceiling, new LED lighting, one washroom. 2nd Floor Office, Lunchroom or Boardroom: 519 sq.ft. (25'x20' +/-), laminate flooring, painted drywall walls, painted open beam ceilings, baseboard heat, washroom with shower/storage/washer and dryer hookups. PARKING: limited south area parking SIGNAGE: Pylon sign ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$2,295.58/month (\$13.00/sq. ft.) + GST NET COSTS: \$576.00/month (\$4.29/sq. ft x 1,600 sq.ft.) + GST 2nd floor net costs free! UTILITIES: TENANT PAYS- Gas & Power through QPM. Included in NET COSTS-Water AVAILABLE: Negotiable. SUPPLEMENTS: Total Monthly Payment, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR &reg;. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.