

**11448 96 Avenue  
Grande Prairie, Alberta**

**MLS # A2223156**



**\$3,700 per month**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,200 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** na

2 bays. SHOP/OFFICE! \$3700 includes all common area maintenance and property taxes! This end unit offers a nice combination of shop and office space plus it comes with the added bonus of a JIB crane. This is a multi-tenant building but does offer a nice amount of outdoor parking space. The shop measures 40x80 and comes with 2 16x16 doors. The rent amount includes all common costs and rent. The tenant is responsible to pay for their own utilities.