

\$13 - 109, 11043 92 Avenue, Grande Prairie

MLS® #A2209428

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 1.95 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

Total Monthly Payment: \$5,267.52 + GST
Second Floor Lunchroom/Washroom - 519 sq.ft. 2nd floor base rent only. FOR LEASE: SHOP/OFFICE: high traffic location, easy access to 108 Street, visual exposure, 3,260 +/- sq. ft. in 10,308 +/- sq. ft. building on 1.95 acres. SHOP: TWO BAYS: One drive-through with sump (23'x69' +/-) and exhaust fan, one drive-in (23'x43'6" +/-), Three overhead doors - electric lift. NEW LED lightning, one ceiling fan, overhead unit heater, one washroom. OFFICE: Large reception, one private office, carpet/vinyl plank flooring, painted walls, freshly 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: \$4,093.92/month (\$13.00/sq. ft.) + GST NET COSTS: \$1,173.60/month (\$4.32/sq. ft.) + GST 2nd floor net costs free! UTILITIES: TENANT PAYS- Gas & Power. 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 Â®. 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.

Built in 1975

Essential Information

MLS® #	A2209428
Price	\$13
Bathrooms	0.00
Acres	1.95
Year Built	1975
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	109, 11043 92 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3J3

Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	IG

Listing Details

Listing Office	CommVest Realty Ltd.
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