

**11442 96 Avenue
Grande Prairie, Alberta****MLS # A2272371****\$3,250 per month****Division:** Richmond Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,200 sq.ft.**Zoning:** IG**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.58 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** na

RENT FOR \$3600 including CAM/NNN Costs! Great little shop building with 2 shop bays. It also has its own office and bathroom. This property provides great shop space, lots of parking and a convenient location at a great price. Great location close to the west end with easy access in and out. Great opportunity to get into your own space, The price is plus GST and utilities. Rent includes CAM/NNN. Tenant is still responsible for GST and Utilities.