

11309 96 Avenue  
Grande Prairie, Alberta

MLS # A2101872



**\$10 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,500 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.59 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

One of 9 units, consist of 2,500 sq. ft. - Shop - 25 ft. x 80 ft., Office - 25 ft. x 20 ft. and has 1 - 16 ft. O.H. door with electric opener. Front paved parking and additional parking at back of bay, illuminated signage on front of bay for tenants use. Recent updated renovations include additional insulation and updated lighting. Property shows well.