

**101, 11101 87 Avenue  
Grande Prairie, Alberta**

**MLS # A2169734**



**\$15 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,464 sq.ft.

**Zoning:** IH

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.62 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Located on the South side of Grande Prairie just off of 84th avenue this property offers 11,464 sq.ft of shop and office ideally located in the Richmond Industrial Park. The property consists of six 80' bays and includes one pull-thru/wash-bay as well as a secondary parts area. The newly renovated offices are made up of 9 designated offices and a large professional reception area. This is a must-see for any company looking to set up on the South side of Grande Prairie in a clean building at a price that won't break the bank. Call your Commercial Realtor for more information or to book a showing today. (Base Rent 11,464 sq.ft @ \$15 PSF = \$14,330.00/month plus GST. Additional Rent: 11,464 sq. ft @ \$4.00PSF = \$3,821.33/month plus GST. Total Monthly Payment: \$18,151.33/month plus GST.)