

**101, 11225 98 Avenue
Grande Prairie, Alberta**

MLS # A2201241



\$5,480 per month

Division: Richmond Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,480 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Cable, High Speed Internet, Phone

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Great Location in Richmond Industrial Park! 5480 sqft consisting of approximately 3480sqft of shop space with 2 bay doors and approximately 2000 sqft of office space, also included is plenty of yard space and plenty of parking!. Base rent \$12.00/sqft = \$5480.00 plus CA Costs of \$8.00/sqft (includes heat power and water = \$3653.33 per month. Total \$9,590.00 includes GST. Space can be leased out with Unit 201 above. Note this is a sublease with the current tenant