



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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10945 92 Avenue
Grande Prairie, Alberta

MLS # A2240597



\$14 per sq.ft.

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.90 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

FOR LEASE: SHOP/OFFICE: Easy access, excellent location just off 108 Street. 1,200 +/- sq. ft. (20'X60') in a multi tenant 10,800 +/- sq. ft. bldg on 1.9 acres. SHOP: 880 sq. ft. (22'X40'+/-), 1 (10'x12') overhead door, 100 AMP 120/240 1 Phase 3 Wire, fluorescent lighting, overhead unit heater, one washroom with shower, 11.5' clear ceiling height to lights, taps, no sump, no drain, walls have new white tin OFFICE: 360 sq. ft. (20'X18'+/-),lg reception area, lg office with wdw, carpet, painted walls, knock down ceiling, fluor. lighting, forced air heating. PARKING: Proportionate share. SIGNAGE: Ft of Bldg ZONING: IG- General Industrial. LOCATION: Richmond Industrial Park. RENT: \$1,400.00/month (\$14.00/sq. ft.) + GST. NET COSTS: \$670.00/month (\$6.70/sq. ft.) + GST. UTIL: Paid directly by tenant: GAS/PWR/WTR. AVAILABLE: August 1, 2025 SUPPLEMENTS: Total Monthly Payments, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.