

# \$14 - 102, 11401 98 Avenue, Grande Prairie

MLS® #A2194219

## \$14

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Total Monthly Payment \$4,346.00 + GST  
(INCLUDES UTILITIES). FOR LEASE:  
INDUSTRIAL SHOP/OFFICE Visual exposure  
with lots of windows, corner lot, 2,460 sq.ft. in  
multi-tenant 17,018 total sq.ft. building on 0.83  
acres

SHOP: 2,250 sq.ft. (30'x75' +/-), one 16'x16'  
electric lift overhead door, LED lighting, sump,  
overhead unit heater, storage room/fenced in  
storage mezzanine, Total Monthly Payment  
5,303.34 + GST.

OFFICE: Large Reception/office with windows,  
tile floors, fluorescent lighting

PARKING: Good radius for bay access gravel,  
paved customer/staff parking to North of  
building

ZONING: IG-General Industrial

ELECTRICAL: 220/225 AMP 240 Volt, 3  
Phase 4 wire.

LOCATION: Richmond Industrial Park

RENT: \$2,870.00/month (\$14.00/sq.ft.) + gst

2025 BUDGETED NET COSTS:

\$1,476.00/month (\$7.20/sq.ft.) + gst

UTILITIES: INCLUDED in net costs

-POWER/GAS/WTR

AVAILABLE: Today

SUPPLEMENTS: Floor Plan, Total Monthly  
Payment.

To view SUPPLEMENTS not visible on this  
site please contact REALTOR®

Built in 1999



## Essential Information

MLS® #	A2194219
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1999
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	102, 11401 98 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5S5

## Amenities

Utilities	Natural Gas Not Paid, Electricity Paid For, Water Paid For
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## Additional Information

Date Listed	February 12th, 2025
Days on Market	92
Zoning	IG

## Listing Details

Listing Office	CommVest Realty Ltd.
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