

# \$14 - 10945 92 Avenue, Grande Prairie

MLS® #A2240597

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.90 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

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®.

Built in 1980

## Essential Information

MLS® #	A2240597
Price	\$14
Bathrooms	0.00



Acres	1.90
Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	10945 92 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3J3

### **Interior**

Heating	Natural Gas
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### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	IG

### **Listing Details**

Listing Office	CommVest Realty Ltd.
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