

# \$18 - 101, 11312 98 Avenue, Grande Prairie

MLS® #A2264574

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

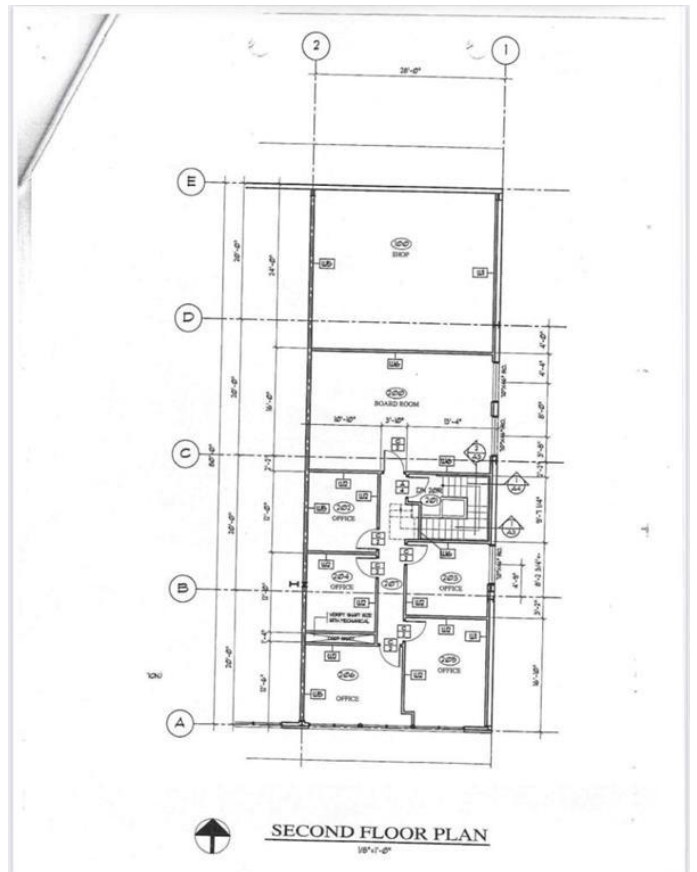
High quality industrial office & shop combo available for lease November 1, 2025. Well cared for unit offering up to 10 offices + boardroom, kitchen area, storage, reception split over two floors plus 24' x 28' 672SQ.FT. shop area with 14' Overhead Door. The fully paved site offers good parking in front of the unit plus large parking/storage area to the rear of the unit, easy access from two sides allows for good turning & access points. This space is well located in Richmond industrial park on the west end of Grande Prairie's best locations. 3808SQ.FT.= BASE RENT(\$18.00) \$5712.00/MTH + NET RENT(\$5.30) \$1681.87/MTH: TOTAL MONTHLY COST= \$7393.87 + GST. Tenant responsible for power & gas utilities. Good quality office/shop spaces are in high demand and this space will outshine others in the market as far as condition, location & functionality. Call a commercial Realtor today to arrange a viewing.

Built in 2003

## Essential Information

MLS® # A2264574

Price \$18



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2003       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 101, 11312 98 Avenue     |
| Subdivision | Richmond Industrial Park |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8V 8H4                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 24                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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