

# \$13 - 109, 11043 92 Avenue, Grande Prairie

MLS® #A2209428

## \$13

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.95 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Total Monthly Payment: \$5,267.52 + GST  
Second Floor Lunchroom/Washroom - 519 sq.ft. 2nd floor base rent only. FOR LEASE: SHOP/OFFICE: high traffic location, easy access to 108 Street, visual exposure, 3,260 +/- sq. ft. in 10,308 +/- sq. ft. building on 1.95 acres. SHOP: TWO BAYS: One drive-through with sump (23'x69' +/-) and exhaust fan, one drive-in (23'x43'6" +/-), Three overhead doors - electric lift. NEW LED lightning, one ceiling fan, overhead unit heater, one washroom. OFFICE: Large reception, one private office, carpet/vinyl plank flooring, painted walls, freshly painted ceiling, new LED lighting, one washroom. 2nd Floor Office, Lunchroom or Boardroom: 519 sq.ft. (25'x20' +/-), laminate flooring, painted drywall walls, painted open beam ceilings, baseboard heat, washroom with shower/storage/washer and dryer hookups. PARKING: limited south area parking SIGNAGE: Pylon sign ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$4,093.92/month (\$13.00/sq. ft.) + GST NET COSTS: \$1,173.60/month (\$4.32/sq. ft.) + GST 2nd floor net costs free! UTILITIES: TENANT PAYS- Gas & Power. Included in NET COSTS-Water AVAILABLE: Negotiable. SUPPLEMENTS: Total Monthly Payment, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR Â®. Measurements are +/- and must be confirmed by recipient prior to



being relied upon. It is the tenant/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations.

See

<https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.

Built in 1975

## Essential Information

MLS® #	A2209428
Price	\$13
Bathrooms	0.00
Acres	1.95
Year Built	1975
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	109, 11043 92 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3J3

## Additional Information

Date Listed	April 16th, 2025
Days on Market	4
Zoning	IG

## Listing Details

Listing Office	CommVest Realty Ltd.
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