



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

780-831-7725  
 jackadmin@gpremax.com

101, 11225 98 Avenue  
 Grande Prairie, Alberta

MLS # A2201241



**\$5,480 per month**

**Division:** Richmond Industrial Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,480 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Cable, High Speed Internet, Phone

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Great Location in Richmond Industrial Park! 5480 sqft consisting of approximately 3480sqft of shop space with 2 bay doors and approximately 2000 sqft of office space, also included is plenty of yard space and plenty of parking!. Base rent \$12.00/sqft = \$5480.00 plus CA Costs of \$8.00/sqft (includes heat power and water = \$3653.33 per month. Total \$9,590.00 includes GST. Space can be leased out with Unit 201 above. Note this is a sublease with the current tenant