

\$13 - 109_209, 11043 92 Avenue, Grande Prairie

MLS® #A2218472

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 1.95 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

Total Monthly Payment: \$2,867.58 + GST
Main floor Shop/Office 1,600 sq.ft. + Second
Floor Lunchroom/Washroom - 519 sq.ft. FOR
LEASE: SHOP/OFFICE: high traffic location,
easy access to 108 Street, visual exposure,
2,119 +/- sq. ft. in 10,308 +/- sq. ft. building on
1.95 acres. SHOP: drive-in (23'x43'6" +/-),
One electric lift overhead door (12'x14'), LED
lighting, one ceiling fan, overhead unit heater,
one washroom. OFFICE: Large reception, one
private office, carpet/vinyl plank flooring,
painted walls, 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: \$2,295.58/month
(\$13.00/sq. ft.) + GST NET COSTS:
\$576.00/month (\$4.29/sq. ft x 1,600 sq.ft.) +
GST 2nd floor net costs free! UTILITIES:
TENANT PAYS- Gas & Power through QPM.
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® #	A2218472
Price	\$13
Bathrooms	0.00
Acres	1.95
Year Built	1975
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	109_209, 11043 92 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3J3

Additional Information

Date Listed	May 8th, 2025
Days on Market	42
Zoning	IG

Listing Details

Listing Office	CommVest Realty Ltd.
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