

# \$5,480 - 101, 11225 98 Avenue, Grande Prairie

MLS® #A2201241

**\$5,480**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

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

Built in 1978

## Essential Information

MLS® #	A2201241
Price	\$5,480
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	101, 11225 98 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta



Postal Code            T8V5A5

### **Amenities**

Utilities                Cable Available, Phone Available, High Speed Internet Available

### **Additional Information**

Date Listed            March 11th, 2025

Days on Market       41

Zoning                 IG

### **Listing Details**

Listing Office           RE/MAX Grande Prairie

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