

# \$14 - 102, 11401 98 Avenue, Grande Prairie

MLS® #A2194219

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Total Monthly Payment \$4,346.00 + GST  
(INCLUDES UTILITIES). FOR LEASE:  
INDUSTRIAL SHOP/OFFICE Visual exposure  
with lots of windows, corner lot, 2,460 sq.ft. in  
multi-tenant 17,018 total sq.ft. building on 0.83  
acres

SHOP: 2,250 sq.ft. (30'x75' +/-), one 16'x16'  
electric lift overhead door, LED lighting, sump,  
overhead unit heater, storage room/fenced in  
storage mezzanine, Total Monthly Payment  
5,303.34 + GST.

OFFICE: Large Reception/office with windows,  
tile floors, fluorescent lighting

PARKING: Good radius for bay access gravel,  
paved customer/staff parking to North of  
building

ZONING: IG-General Industrial

ELECTRICAL: 220/225 AMP 240 Volt, 3  
Phase 4 wire.

LOCATION: Richmond Industrial Park

RENT: \$2,870.00/month (\$14.00/sq.ft.) + gst

2025 BUDGETED NET COSTS:

\$1,476.00/month (\$7.20/sq.ft.) + gst

UTILITIES: INCLUDED in net costs

-POWER/GAS/WTR

AVAILABLE: Today

SUPPLEMENTS: Floor Plan, Total Monthly  
Payment.

To view SUPPLEMENTS not visible on this  
site please contact REALTOR®

Built in 1999



## Essential Information

MLS® #	A2194219
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1999
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	102, 11401 98 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5S5

## Amenities

Utilities	Electricity Paid For, Natural Gas Not Paid, Water Paid For
-----------	--

## Additional Information

Date Listed	February 12th, 2025
Days on Market	77
Zoning	IG

## Listing Details

Listing Office	CommVest Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.