

# \$14 - 10945 92 Avenue, Grande Prairie

MLS® #A2240597

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.90 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

FOR LEASE: SHOP/OFFICE: Easy access, excellent location just off 108 Street. 1,200 +/- sq. ft. (20'X60') in a multi tenant 10,800 +/- sq. ft. bldg on 1.9 acres. SHOP: 880 sq. ft. (22'X40'+/-), 1 (10'x12') overhead door, 100 AMP 120/240 1 Phase 3 Wire, fluorescent lighting, overhead unit heater, one washroom with shower, 11.5' clear ceiling height to lights, taps, no sump, no drain, walls have new white tin OFFICE: 360 sq. ft. (20'X18'+/-),lg reception area, lg office with wdw, carpet, painted walls, knock down ceiling, fluor. lighting, forced air heating. PARKING: Proportionate share. SIGNAGE: Ft of Bldg ZONING: IG- General Industrial. LOCATION: Richmond Industrial Park. RENT: \$1,400.00/month (\$14.00/sq. ft.) + GST. NET COSTS: \$670.00/month (\$6.70/sq. ft.) + GST. UTIL: Paid directly by tenant: GAS/PWR/WTR. AVAILABLE: August 1, 2025 SUPPLEMENTS: Total Monthly Payments, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.

Built in 1980

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2240597 |
| Price     | \$14     |
| Bathrooms | 0.00     |



|            |            |
|------------|------------|
| Acres      | 1.90       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 10945 92 Avenue          |
| Subdivision | Richmond Industrial Park |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8V 3J3                  |

### Interior

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 10              |
| Zoning         | IG              |

### Listing Details

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

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