

# \$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	35
Zoning	IG

## Listing Details

Listing Office	CommVest Realty Ltd.
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