



## 11438 95 Avenue Grande Prairie Alberta

\$10

Available immediately in the Richmond Industrial Park. This 12,885 SF shop on 3.4 acres has a large reception area, board room and offices as well as a mezzanine with kitchen area. The shop features 3 drive through bays with 16 x 16 OH doors and another 16 x 16 OH door on the side of the shop. There are two more additional 16 x 16 OH doors and two 14 x 14 OH doors in the rear of the building. The large fenced and graveled yard features a huge storage shed with an OH door. This shop is centrally located with easy access to the west and south sides of town as well as being close to the airport and all amenities. Total Monthly Rent = \$10,737.50 (base rent) + \$4,295 (additional rent) = \$15,023.50 plus GST (\$751.63) = \$15,775.13 approximately. (id:6769)



**Greg Shillington**

eXp Realty

Phone: (780) 832-2922

<http://www.teamshillington.ca>

**RE/MAX** Grande Prairie

**RE/MAX Grande Prairie**

10114 - 100 Street , Grande Prairie,  
AB,

Phone: (780) 538-4747

[rgrundy@atomic55.net](mailto:rgrundy@atomic55.net)