



GRASSROOTS
REALTY GROUP

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111, 8930 111 Street
Grande Prairie, Alberta

MLS # A2247091



\$11 per sq.ft.

Division:	Richmond Industrial Park	Addl. Cost:	-
Type:	Industrial	Based on Year:	-
Bus. Type:	Industrial	Utilities:	Natural Gas Paid, Electricity Paid For, Water Paid For
Sale/Lease:	For Lease	Parking:	-
Bldg. Name:	Stellar Building	Lot Size:	5.96 Acres
Bus. Name:	-	Lot Feat:	-
Size:	5,400 sq.ft.		
Zoning:	IG		
Heating:	-		
Floors:	-		
Roof:	-		
Exterior:	-		
Water:	Public		
Sewer:	Public Sewer		
Inclusions:	N/A		

Total Monthly Payment INCLUDES ALL UTILITIES \$7,317.00 + GST. FOR LEASE:SHOP: High Traffic Location, Easy access. 5,400 +/- sq.ft. in multi-tenant 72,725 sq.ft. building on 5.96 acres. SHOP: 5,400 sq.ft. +/- ("L" shaped), One electric lift overhead door (16'x16'), OFFICE: 10' 10" x 14'9" +/- Electrical: 200 Amp, 240/120V 3 Phase 4 wire, Fluorescent lighting, Sump, floor drain, Overhead unit heater, One large washroom w/shower and ceiling height 16' PARKING: Proportionate share, Limited parking on site, good radius bay access SIGNAGE: Above Man Door ZONING: IG-Industrial General LOCATION: Richmond Industrial Park RENT: \$4,950.00/month (\$11.00/sq.ft.) +GST Option: 6 month lease then month to month \$7,767.00/month (\$12.00/sq.ft.) + GST BUDGETED NET COSTS: \$2,367.00/month (\$5.26/sq.ft.) + GST. ALL UTILITIES INCLUDED In Net Costs: PWR/GAS/WTR AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment and Floor Plan. To view supplements not visible on this website contact Realtor®.