

1-833-477-6687 aloha@grassrootsrealty.ca

111, 8930 111 Street Grande Prairie, Alberta

MLS # A2247091



\$12 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	Stellar Building
Bus. Name:	-
Size:	5,400 sq.ft.
Zoning:	IG
	Addl. Cost:
	Based on Year:

Heating: - Addl. Cost: - Floors: - Based on Year: - Utilities: Natural Gas Paid, Electricity Paid For, Water Paid For Exterior: - Parking: - Water: Public Lot Size: 5.96 Acres

Sewer: Public Sewer Lot Feat: -

Inclusions: N/A

Total Monthly Payment INCLUDES ALL UTILITIES \$7,641.00 + 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: \$5,400.00/month (\$12.00/sq.ft.) +GST BUDGETED NET COSTS: \$2,241.00/month (\$4.98/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®.