



GRASSROOTS
REALTY GROUP

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8602 111A Street
Grande Prairie, Alberta

MLS # A2257141



\$17 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.82 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

A smart, flexible 5,000 sq. ft. shop/warehouse on the south side of Richmond Industrial Park, recently tinned and set on a fully fenced 0.82-acre yard with an automatic gate for secure, convenient access. The building offers four 50' bays, each with a 12' x 16' overhead door, plus three-phase power, and can be easily split into two 2,500 sq. ft. halves so you can occupy one side and sublease the other—or run single-tenant operations end-to-end. Ideally situated just off 84 Ave, north of Canadian Culverts. Base Rent \$17.00/sf (\$7,083.33/mo + GST) + Additional Rent \$4.00/sf (\$1,666.67/mo + GST) = \$8,750.00/mo + GST (\$9,187.50/mo incl. GST). Call your Commercial REALTOR for more information or to book a showing today.