



GRASSROOTS
REALTY GROUP

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3802 99 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2263529



\$16 per sq.ft.

Division: County Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 9,277 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.00 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

A fantastic opportunity to lease a versatile industrial property in the County Industrial Park, situated on 2.01 acres and zoned RM-2, offering excellent functionality for a range of industrial users. The 9,277 sq.ft. shop features a 18' ceiling height and is equipped with two 16'W x 14'H, three 14'W x 16'H, and one 9'W x 7'H overhead doors, ensuring convenient access for equipment and vehicles. The building includes four offices, two washrooms, a dedicated parts room, and is serviced by 200-amp, 3-phase power, well water, and a holding tank with pump-out septic system. The shop also boasts a 3-ton and two 5-ton overhead cranes with approximately 13' hook height, along with large concrete aprons providing ample space for maneuvering and parking. Lease Details: Base Rent: \$16.00/sq.ft = \$12,369.33/month, Additional Rent: \$4.00/sq.ft = \$3,092.33/month. Total Monthly Cost: \$15,461.66 plus GST. Contact your Commercial Realtor today to arrange a viewing. Note: The Beam Profile Enclosure Building and equipment will be removed and is not being offered for lease.