

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

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

MLS # A2263529



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

n/a

\$16 per sq.ft.

County Industrial Park

Industrial

71		
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	9,277 sq.ft.	
Zoning:	RM-2	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	2.00 Acres
	Lot Feat:	-

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.

Division:

Bus. Type:

Type: