GRASSROOTS REALTY GROUP

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

105, 11302 95 Avenue
Grande Prairie, Alberta

MLS # A2282240

$15 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Rachel Building
Bus. Name:	-
Size:	4,000 sq.ft.
Zoning:	IG

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	Natural Gas Not Paid, Water Not Paid, Electricity Not Pai
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	1.00 Acre
Sewer:	-	**Lot Feat:**	-
Inclusions:	n/a		

Total Monthly Payment $6,906.67 + GST. FOR LEASE: SHOP/OFFICE 4,000 sq.ft. +/- in two Tenant 14,500 sq.ft. building on 0.94 acres. Lots of windows/fenced yard. SHOP: 2,720 sq.ft. (40'x68') +/-, manual lift overhead door (14'wx16'h), electrical - 100A/600V, LED Lighting, sump, overhead unit heater, 1 washroom, clear ceiling height 17', parts room 17'x10' +/- . OFFICE: Large Reception with carpet tile floors, two private offices with windows, tile floors, fluorescent lighting, w/c accessible washroom. 2nd Floor - One Office, 22'x19' +/- Boardroom w/Barn doors, washroom PARKING: Good radius for bay access gravel, paved customer/staff parking to west of building ZONING: IG-General Industrial LOCATION: Richmond Industrial Park RENT: $5,000.00 ($15.00/sq.ft.) + gst BUDGETED NET COSTS: $1,906.67 ($5.72/sq.ft.) + gst UTILITIES: Tenant Pays PWR/GAS Water billed through QPM AVAILABLE: today! SUPPLEMENTS: Plot plan, Floor Plan, Total Monthly Payment. To view SUPPLEMENTS not visible on this site please contact REALTOR®. Measurements are +/- and must be confirmed by the recipient before being relied upon. It is the tenant's responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw for more information

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