



4, 13502 99 Street
Grande Prairie, Alberta

MLS # A2289382



\$14 per sq.ft.

Division: Albinati Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,430 sq.ft.

Zoning: CA

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Ideal north end Grande Prairie location, at the back of the beautifully renovated NuFloors building. Easy access to 100 Street, card lock fuel stations and truck wash right in the vicinity! This 22ft x 65ft single bay with 12ft x 14ft overhead doors, and 18 foot ceiling has paved parking, a bathroom, and LED lights installed. Base rent of \$1,727.92/month +GST plus net fees (\$4.04/sq ft) of \$481.43/month +GST for a total obligation of \$2,209.35 +GST per month. Proportionate share of water/sewer, power and gas will be payable by tenant. Let's get your business running inside, and out of the cold!