



14605 97 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2017500



**\$14 per sq.ft.**

**Division:** Highway 43 East Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 21,997 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** Fiber Optics

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 8.66 Acres

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** Built in vacuum, c-cans, 2 pressure washers, screw air compressor, fuel tank without pump, used oil tank, security system, fob door openers.

High end shop and office for lease with huge 8.66 Acre fenced yard with 2 access points. Great location with quick access to Highway 43 and 43X. Large well laid out shop has all the bells and whistles. 9 overhead doors (18' x 16') with (4) 100' drive through bays, 1 wash bay, 1 welding bay and a bay with a built in pit. 600 amp 3 phase service, radiant heat, in floor heating and 20' high ceilings. Shop also has a mezzanine with 3 offices, break room and shop bathroom. Main floor features reception, high end offices, boardroom, kitchen, 2 bathrooms. Upstairs, there are another 5 offices, 2 meeting rooms and 2 bathrooms. All offices have Fibre optic high speed internet as well as air conditioning. All on city services. Furniture is negotiable. 21,997 Sq Ft Base rent of only \$14 Sq Ft = \$25,663.17/month plus triple net of \$8,769.00/month for a total of \$34,432.17/month plus GST.