



A (2), 15401 91 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2137070



\$16 per sq.ft.

Division:	Crossroads South
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Valor Building
Bus. Name:	-
Size:	9,000 sq.ft.
Zoning:	RM-3-Rural Heavy Industri

Heating: Forced Air, Radiant

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.00 Acres

Lot Feat: -

Total Monthly Payment \$13,250.00 + GST. FOR LEASE 9,000 sq.ft Industrial Shop/Office in Two Tenant Building on 2.0 Acres. SHOP: (75'x98' +/-) Four electric lift overhead doors 2- 14' x 18', 2 - 14' x 16', NEW LED Lighting, Freshly Painted, sump, Overhead Unit heater and radiant heat, one washroom, clear ceiling height 15'. OFFICE: Freshly painted office new LED lights, New Vinyl Plank and base. Large reception/waiting room, two private offices on main, and washroom. SECOND FLOOR OFFICE 1,350 sq.ft.-FREE OF BASE RENT & GST!: Two Offices, kitchen/boardroom, washroom (with new shower) and additional storage. Forced Air / AC, ZONING: RM-3 Rural Heavy Industrial. LOCATION: Crossroads South - Clairmont, Rent: \$10,200.00/month (\$16.00/sq.ft. x7,650 sq.ft. main floor) + gst , Net Costs: \$3,050.00/month. (\$4.78/sq.ft.), UTILITIES: Tenant pays Power/Water/Gas AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Floor Plan, Public Web Map. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®. RENOVATIONS concrete pad repair outside shop man door on order, balance of renovations fully complete.