



GRASSROOTS
REALTY GROUP

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8101 110 Street
Grande Prairie, Alberta

MLS # A2161205



\$13 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Pilaster Building

Bus. Name: -

Size: 5,882 sq.ft.

Zoning: -

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Total Monthly Payment \$9,825.58 + GST FOR LEASE: SHOP/OFFICE SINGLE TENANT BUILDING: 6,584 +/- sq.ft. on 0.85 acres w/ fenced yard
 SHOP: 5,180 +/- sq.ft., 2 drive-thru bays (100'x40'), plus single wash bay (20'x70'), 5 electric lift OHD (14'x14'), 200 amp, 3 phase, 120/208V elect, LED lighting, 3 sumps 1 in wash bay, 2 ceiling fans, in floor heating, and 18'-20' clear ceiling height, one washroom. OFFICE: NEW Flooring, Paint and Updated Washrooms! 702 +/- sq.ft. MAIN: 702 +/- sq.ft. 1 ofc, reception, lunchroom and 1 washroom. FREE 2nd FLOOR: 702 +/- sq.ft. (base rent and net costs free) Two offices, work area, and 1 washroom with Shower. PARKING: Paved at front fenced gravel at rear ZONING: IG- General Industrial LOCATION: Richmond Industrial Park RENT: \$6,617.25/month (\$13.50/sq.ft.) + GST 2025 BUDGETED NET COSTS: \$3,208.33 (\$6.55/sq.ft.) + GST UTILITIES: Paid directly by tenant: GAS/PWR/WTR AVAILABLE: Today SUPPLEMENTS: Total Monthly Payment, Plot Plan and Floor Plan. To view supplements not visible on this website contact REALTOR®.