



**GRASSROOTS**  
REALTY GROUP

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110, 8715 109 Street  
Grande Prairie, Alberta

MLS # A2185686



**\$13 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Gordey Condo

**Bus. Name:** -

**Size:** 2,760 sq.ft.

**Zoning:** -

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

FOR LEASE:SHOP/MN FLR/2ND FLR/OFC/CONDO: 2,760 +/- sq.ft. in multi tenant condo. SHOP: 1,380 +/- sq.ft. (23'x60' +/-), one manual lift OHD (12'x14'), 100A/3 phase, fluorescent lighting, sump, OH unit heater, one washroom and 16' clear ceiling height MN FLR OFC: 690 +/- sq.ft.(23'x30'), vinyl composite tile floors, painted walls, t-bar ceiling, fluorescent lighting, & one washroom 2ND FLR OFC: 690 +/- sq.ft.(23'x30'), vinyl flrs, painted walls, t-bar ceiling, fluorescent ltg, a/c, & one washroom PARKING: Proportionate share ZONING: IG- General Ind. LOCATION: Richmond Ind. RENT:\$2,990.00/mo (\$13/sq.ft.) + GST 2025 BUDGETED NET COSTS:\$1,283.33/mo (\$5.58/sq.ft.) + GST CONDO FEE:\$385.00/mo + GST UTILITIES: Paid direct by tenant: GAS/PWR/WTR AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment & Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR&reg;.