



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

112, 8930 111 Street
Grande Prairie, Alberta

MLS # A2199131



\$14 per sq.ft.

Division:	Richmond Industrial Park	Addl. Cost:	-
Type:	Industrial	Based on Year:	-
Bus. Type:	-	Utilities:	Natural Gas Paid, Electricity Paid For, Water Paid For
Sale/Lease:	For Lease	Parking:	-
Bldg. Name:	Stellar Building	Lot Size:	-
Bus. Name:	-	Lot Feat:	-
Size:	3,600 sq.ft.		
Zoning:	IG		
Heating:	Other, Radiant		
Floors:	-		
Roof:	-		
Exterior:	-		
Water:	Public		
Sewer:	Public Sewer		
Inclusions:	N/A		

Total Monthly Payment INCLUDING ALL UTILITIES \$ 5,694.00 + GST. FOR LEASE: SHOP: 3,600 +/- sq. ft. in multi-tenant 73,200 total +/- sq. ft. building on 5.96 acres. SHOP: 3,600 +/- sq. ft. (30'x120' +/-), one electrical-lift Overhead Door (16'x16'+/-), 200Amp, 120V, 3 phase, 4 wire, fluorescent lightning, sump, exhaust fan, overhead unit heater, one washroom, 16' clear ceiling height. PARKING: See Supplement Schedule A 2 of 2 - 25'x170' +/- ZONING: IG-General Industrial. LOCATION: Richmond Industrial Park. RENT: \$4,200.00/month (\$14.00/sq. ft.) + GST. BUDGETED NET COST: \$1,494/month (\$4.98/sq. ft.) + GST. UTILITIES: Included in net cost: Gas/Power/Water. AVAILABLE: April 1, 2025! SUPPLEMENTS: Total Monthly Payment, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact a REALTOR®. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.