



104, 8930 111 Street  
Grande Prairie, Alberta

MLS # A2202209



**\$10 per sq.ft.**

<b>Division:</b>	Richmond Industrial Park	<b>Addl. Cost:</b>	-
<b>Type:</b>	Warehouse	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For, Water Paid For
<b>Sale/Lease:</b>	For Lease	<b>Parking:</b>	-
<b>Bldg. Name:</b>	Stellar Building	<b>Lot Size:</b>	7.40 Acres
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	-
<b>Size:</b>	2,815 sq.ft.		
<b>Zoning:</b>	-		
<b>Heating:</b>	Natural Gas		
<b>Floors:</b>	-		
<b>Roof:</b>	-		
<b>Exterior:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Inclusions:</b>	n/a		

Total Monthly Payment \$3,579.74 + gst. FOR LEASE: MAIN FLOOR Gym/Warehouse/Retail: 2,815 +/- sq. ft. (42'x66'+/-) in multi-tenant 73,200 total +/- sq. ft. building. Space includes ceiling fan, overhead unit heater, 20' clear ceiling height, washroom with shower  
**PARKING:** Proportionate share **SIGNAGE:** Above man door **ZONING:** IG-General Industrial **LOCATION:** Richmond Industrial Park.  
**RENT:** \$2,345.83/month (\$10.00/sq. ft.) + GST Option: 6 month lease then month to month \$2,580.42/month (\$11.00/sq. ft.) + GST  
**NET COST:** \$1,233.91/month (\$5.26/sq. ft.) + GST **UTILITIES:** ALL INCLUDED in net cost: Gas/Power/Water **AVAILABLE:** Today.  
**SUPPLEMENTS:** Total Monthly Payment, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact a REALTOR&reg;.