



**63040 Township Road 713A
Grande Prairie, Alberta**

MLS # A2204351



\$8 per sq.ft.

Division: Centre West Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 9,768 sq.ft.

Zoning: -

Heating: Forced Air, Natural Gas, Space Heater

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: -

Sewer: -

Inclusions: 1-Ton Cranes x2

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

8,700sq.ft of shop space + 1,068sq.ft of detached office available for lease! The 60ft x 100ft main shop is equipped with a 16 x 14 OH Door, 10 x 10 OH Door, floor drains, 2x 1-ton cranes, natural gas space heaters, 400Amp power, 360sq.ft storage seacan and 2 washrooms. Connected to another 36ft x 75ft bay with floor drain, separate heat and another 16 x 14 OH Door. The office comes with desks included and ample space for your business to operate. Additional rent at \$2.5/sq.ft, total monthly payment: \$6,512 Base Rent + GST, \$2,035 Additional Rent + GST = \$8,974.35 + utilities and maintenance.