

15810 102 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2234790



## \$14 per sq.ft.

Division: Althen Corner

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,671 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Discover this unique 4,671 SF commercial industrial space in Althen Corner, offering a reception area, office, large meeting room, and two bays with 14' x 14' overhead doors at the rear. Formerly a gym, this versatile space is suitable for light industrial, retail, or mixed-use. The Landlord is open to a TI allowance for improvements. Priced at \$14.00 PSF NNN with estimated triple net costs of \$4.50 PSF. Monthly Rent: (4,671 Sq.ft @ \$14 PSF = \$5,449.00/month + Estimated Additional Rent \$4.50 \* 4,671 Sq.ft = \$1,751.63 Total Monthly Rent = \$7,200.63 plus GST and utilities.) Call your Commercial Realtor&copy; for more information or to book a showing today.