3, 13502 99 Street
Grande Prairie, Alberta

MLS # A2244634

$14 per sq.ft.

Division:	Albinati Industrial
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,430 sq.ft.
Zoning:	-

Heating:	Forced Air, Natural Gas	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	Overhead door opener, forced air heater		

This one will be ready to occupy just in time for Winter! Single shop bay in an ideal north end location, at the back of the beautifully renovated NuFloors building. Easy access to 100 Street, card lock fuel stations and truck wash right in the vicinity! This bay features a 12ft x 14ft tall overhead door, upgraded LED lighting, an 18 foot ceiling, and paved parking. It's got a bathroom, and a mezzanine (10'9" deep) for storage. The bay is 66 feet long - with 41.5 feet of 18' tall space available to the bottom of the stairway of the mezzanine. Available for occupancy November 1, 2025. Your base rent will be $1,668.33 per month, plus net fees of $505.27 for a total monthly payment of $2,173.60 (plus GST). Tenant also responsible for proportionate share of the power, gas & water. Call your favorite commercial REALTOR to have a look before its gone! Unfortunately winter will be here again before we know it - Let's get your business running inside, and out of the cold!