

115, 8930 111 Street  
Grande Prairie, Alberta

MLS # A2245222



## \$12 per sq.ft.

|                |  |
|----------------|--|
| Division:      | Richmond Industrial Park                               |
| Type:          | Industrial   |
| Bus. Type:     | Industrial   |
| Sale/Lease:    | For Lease  |
| Bldg. Name:    | Stellar Building                                       |
| Bus. Name:     | -  |
| Size:          | 3,600 sq.ft.   |
| Zoning:        | IG   |
| Addl. Cost:    | -  |
| Based on Year: | -  |
| Utilities:     | Natural Gas Paid, Electricity Paid For, Water Paid For |
| Parking:       | -  |
| Lot Size:      | 5.96 Acres   |
| Lot Feat:      | -  |

|             |        |
|-------------|--------|
| Heating:    | -      |
| Floors:     | -      |
| Roof:       | -      |
| Exterior:   | -      |
| Water:      | Public |
| Sewer:      | Sewer  |
| Inclusions: | n/a    |

Total Monthly Payment INCLUDING ALL UTILITIES \$5,178.00 + GST. FOR LEASE: SHOP: 3,600 +/- sq.ft. (30'x120'+/-) in multi-tenant 72,725 total sq.ft. (+/-) building on 5.96 acres. SHOP: 3,600 sq.ft. (+/-), one electrical lift overhead door (15'x16'), 225 amp, 240/120V, 3 phase, 4 wire electrical, fluorescent lighting, sump, overhead unit heater, exhaust fan, one washroom with washer/dryer hook ups, 15'6" clear ceiling height. PARKING: Proportionate share, parking for tankers available SIGNAGE: Above man door ZONING: IG-General Industrial LOCATION: Richmond Industrial Park RENT: \$3,600.00/month (\$12.00/sq.ft.) + GST BUDGETED NET COSTS: \$1,578.00/month (\$5.26/sq.ft.) + GST UTILITIES: INCLUDED IN NET COSTS AVAILABLE: Immediately SUPPLEMENTS: Total Monthly Payment, and Floor Plan. To view supplements not visible on this website contact REALTOR&reg;