

**111, 8930 111 Street
Grande Prairie, Alberta**

MLS # A2247091



\$11 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	Stellar Building
Bus. Name:	-
Size:	5,400 sq.ft.
Zoning:	IG
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	Public
Sewer:	Public Sewer
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	Natural Gas Paid, Electricity Paid For, Water Paid For
Parking:	-
Lot Size:	5.96 Acres
Lot Feat:	-

Total Monthly Payment INCLUDES ALL UTILITIES \$7,317.00 + GST. FOR LEASE:SHOP: High Traffic Location, Easy access. 5,400 +/- sq.ft. in multi-tenant 72,725 sq.ft. building on 5.96 acres. SHOP: 5,400 sq.ft. +/- ("L" shaped), One electric lift overhead door (16'x16'), OFFICE: 10' 10" x 14'9" +/- Electrical: 200 Amp, 240/120V 3 Phase 4 wire, Fluorescent lighting, Sump, floor drain, Overhead unit heater, One large washroom w/shower and ceiling height 16' PARKING: Proportionate share, Limited parking on site, good radius bay access SIGNAGE: Above Main Door ZONING: IG-Industrial General LOCATION: Richmond Industrial Park RENT: \$4,950.00/month (\$11.00/sq.ft.) +GST Option: 6 month lease then month to month \$7,767.00/month (\$12.00/sq.ft.) + GST BUDGETED NET COSTS: \$2,367.00/month (\$5.26/sq.ft.) + GST. ALL UTILITIES INCLUDED In Net Costs: PWR/GAS/WTR AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment and Floor Plan. To view supplements not visible on this website contact Realtor®.