

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

**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:** Public Sewer

**Inclusions:** N/A

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 Man 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&reg;.