

8602 111A Street
Grande Prairie, Alberta

MLS # A2257257



\$17 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,500 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.82 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

A smart, flexible 2,500 sq. ft. shop/warehouse on the south side of Richmond Industrial Park, recently tinned and set on a fully fenced 0.82-acre yard with an automatic gate for secure, convenient access and great drainage. The building offers a small office area and two 50' bays, each with a 12' x 16' overhead door, plus three-phase power. Ideally situated just off 84 Ave, north of Canadian Culverts, this location is ideal for anyone looking for a great location that won't break the bank. Base Rent \$17.00/sf (\$3,541.67mo + GST) + Additional Rent \$4.00/sf (\$833.33/mo + GST) = Total \$4,375.00/mo + GST. Call your Commercial REALTOR[®] for more information or to book a showing today.