

780-832-5880

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8602 111A Street **Grande Prairie, Alberta**

MLS # A2257257



\$17 per sq.ft.

Lot Size:

Lot Feat:

| Division: | Richmond Industrial Park | |
|-------------|--------------------------|---|
| Туре: | Industrial | |
| Bus. Type: | Industrial | |
| Sale/Lease: | For Lease | |
| Bldg. Name: | - | |
| Bus. Name: | - | |
| Size: | 2,500 sq.ft. | |
| Zoning: | IG | |
| | Addl. Cost: | - |
| | Based on Year: | - |
| | Utilities: | - |
| | Parking: | - |

0.82 Acre

Floors: Roof: **Exterior:**

Water:

Sewer:

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.