

**12615 100 Street
Grande Prairie, Alberta**

MLS # A2286897



\$16 per sq.ft.

Division:	Northridge
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	11,085 sq.ft.
Zoning:	CA

Heating:	Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.78 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	air compressor as-is		

Can't beat this exposure along one of the busiest roads in Grande Prairie in this eye catching newly renovated stand alone building. Walk into a wide open showroom flanked by multiple offices, bathroom and work rooms. In the back you will find a shipping room with 8' overhead door, 3 separate shop bays with (2) 14' and (1) 12' Overhead doors. 1 bay is currently setup as a wash bay. There are multiple sumps in the shop. 400 Amp power also includes compressor and new on demand hot water. Shop has its own bathrooms and storage mezzanine. Shop also has a small office with exterior door for convenient customer drop offs. Base rent is \$14,780 plus additional rent of \$4783.06 for a Total of \$19,563.06 plus GST. Shareholder of owner is a licensed Realtor in Alberta.