

9917 112 Avenue  
Grande Prairie, Alberta

MLS # A1035205



## \$10 per sq.ft.

Division: VLA Montrose

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: -

Centrally located, this building is ideal for any business looking for storage/distribution and a professional retail or office space up front. This is a unique property that is located in the heart of Grande Prairie and perfect to easily service the Grande Prairie area. The building offers a fenced yard, covered loading area at the rear of the building with alley access, a large mezzanine and air conditioned front office/retail space. This an incredibly well maintained property at a price that is tough to beat. More office space is available on the second floor if needed. Base Rent: \$10 PSF \* 5000 sq.ft = \$4,166.67 plus GST/month. Additional Rent: \$4 PSF \* 5000 sq.ft = \$1,666.67 plus GST/month. Total Monthly Obligation: \$5,833.34 plus GST/month