

780-832-5880

cord@gpremax.com

14605 97 Street Rural Grande Prairie No. 1, County of, Alberta

MLS # A2017500



Heating: Floors: Roof:

Exterior: Water:

Sewer:

openers.

Inclusions:

\$14 per sq.ft.

Bldg. Name: - Bus. Name: - Size: 21,997 sq.ft. Zoning: RM-2 Addl. Cost: - Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres				
Type: Industrial Bus. Type: - Sale/Lease: For Lease Bldg. Name: - Bus. Name: - Size: 21,997 sq.ft. Zoning: RM-2 Addl. Cost: - Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres ic Sewer Lot Feat: -		Division:	Highway 43 East I	ndustrial Park
Sale/Lease: For Lease Bldg. Name: - Bus. Name: - Size: 21,997 sq.ft. Zoning: RM-2 Addl. Cost: - Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres Lot Feat: -		Туре:	Industrial	
Sale/Lease: For Lease Bldg. Name: - Bus. Name: - Size: 21,997 sq.ft. Zoning: RM-2 Addl. Cost: - Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres Lot Feat: -		Bus. Type:	-	
Bldg. Name: - Bus. Name: - Size: 21,997 sq.ft. Zoning: RM-2 Addl. Cost: - Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres Lot Feat: -		Sale/Lease:	For Lease	
Size: 21,997 sq.ft. Zoning: RM-2 Addl. Cost: - Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres Lot Feat: -		Bldg. Name:	-	
Zoning: RM-2 Addl. Cost: - Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres Lot Feat: -		Bus. Name:	-	
Addl. Cost: - Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres Lot Feat: -		Size:	21,997 sq.ft.	
Based on Year: - Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres Lot Feat: -		Zoning:	RM-2	
Utilities: Fiber Optics Parking: - Lot Size: 8.66 Acres Lot Feat: -			Addl. Cost:	-
Parking: - Lot Size: 8.66 Acres Lot Feat: -			Based on Year:	-
Lot Size: 8.66 Acres Lot Feat: -	ıl		Utilities:	Fiber Optics
ic Sewer Lot Feat: -			Parking:	-
	ic		Lot Size:	8.66 Acres
in vacuum, c-cans, 2 pressure washers, screw air compressor, fuel tank without pump, used oil tank, security system, fob do	lic Sewer		Lot Feat:	-
	uilt in vacuum, c-cans, 2 pressure washers, scre	w air compresso	r, fuel tank without p	oump, used oil tank, security system, fob do

High end shop and office for lease with huge 8.66 Acre fenced yard with 2 access points. Great location with quick access to Highway 43 and 43X. Large well laid out shop has all the bells and whistles. 9 overhead doors (18' x 16') with (4) 100' drive through bays, 1 wash bay, 1 welding bay and a bay with a built in pit. 600 amp 3 phase service, radiant heat, in floor heating and 20' high ceilings. Shop also has a mezzanine with 3 offices, break room and shop bathroom. Main floor features reception, high end offices, boardroom, kitchen, 2 bathrooms. Upstairs, there are another 5 offices, 2 meeting rooms and 2 bathrooms. All offices have Fibre optic high speed internet as well as air conditioning. All on city services. Furniture is negotiable. 21,997 Sq Ft Base rent of only \$14 Sq Ft = \$25,663.17/month plus triple net of \$8,769.00/month for a total of \$34,432.17/month plus GST.