

**Bay 4, 11456 96 Avenue
Grande Prairie, Alberta**

MLS # A2103049



\$11 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Woodgrove

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Total Monthly Payment \$3,366.00 + GST on a two year Lease (\$11/sq.ft) or 3,566.00 + GST on a one year lease (\$12/sq.ft) or \$3,766.00 + GST on a min. six month term (\$13/sq.ft) **FOR LEASE:SHOP/OFFICE-** Richmond Industrial Park. This 2,400 sq.ft. shop space is in a multi-tenant building on 1.7 acres. **SHOP:** (76' x 30' +/-) Shop area offers a (14' x 16') electric lift overhead door, 110V and two 220V electrical plug- One ton overhead CRANE. Cement floors, ceiling fan, overhead unit heater, 18' +/- clear height, Washroom (Shared with Bay 5). **OFFICE:** 100 sq ft +/- (10' x 10') Office at back of shop, painted, fluorescent lighting The yard area is 120 feet deep +/-, so has good radius for truck turning, for shop access and parking. **ZONING:** IG- General Industrial **RENT:** \$11/sq.ft. - \$2,200.00+ **GST NET COSTS:** \$5.83/sq.ft.- \$ 1,166.00 + GST **UTILITIES:** INCLUDED Water/Heat, Tenant pays direct Power **AVAILABLE:** Today! **SUPPLEMENTS:** Total Monthly Payment, Floor Plan, Plot Plan. To view supplements not visible on this website contact Realtor®