

**9505 113 Street  
Grande Prairie, Alberta**

**MLS # A2120599**



## \$12 per sq.ft.

<b>Division:</b>	Richmond Industrial Park
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Industrial
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Libin
<b>Bus. Name:</b>	-
<b>Size:</b>	2,500 sq.ft.
<b>Zoning:</b>	IG
<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Inclusions:</b>	N/A
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	Natural Gas Not Paid, Water Not Paid, Electricity Not Paid
<b>Parking:</b>	-
<b>Lot Size:</b>	1.61 Acres
<b>Lot Feat:</b>	-

Total Monthly Payment \$ 3,541.67 + GST on a Two year lease (\$12/sq.ft), \$3,750.00 + GST One year lease (\$13/sq.ft.), \$3,958.34 + GST min. six month term (\$14/sq.ft). FOR LEASE 2,500 sq.ft. SHOP/OFFICE in multi-tenant 20,000 sq.ft. building on 1.61 acres. SHOP: 1,775 sq.ft. +/- (25'x71' +/-), one electric lift overhead door (12'x14'), 220V power, sump, one washroom, fluorescent lighting, ceiling fan, overhead unit heater, and taps. Metal stairwell to mezzanine. MEZZANINE: Cement floor, steel stairs, drywall walls, T-bar ceiling, fluorescent lights OFFICE: 725 sq.ft. +/- (25'x29' +/-), Reception, private office, copy area/storage or additional office area, large coffee area, one washroom, forced air/AC PARKING: Prop. share, additional parking may be avail. at extra cost. Paved front parking. RENT: \$14/sq.ft. Month to Month (min six month term), \$13/sq.ft. One Year Term, \$12/sq.ft. Two Year Term NET COST: \$1,041.67/month (\$5.00/sq.ft.) +GST AVAILABLE: Today! LOCATION: Richmond Industrial Park UTILITIES: Tenant pays direct - Pwr/Gas/Water SUPPLEMENTS: Total Monthly Pymt, Floor Plan and Plot Plan. To view supplements not available on the site contact REALTOR&reg;.