

106, 8930 111 Street  
Grande Prairie, Alberta

MLS # A2122469



## \$12 per sq.ft.

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Stellar Building

**Bus. Name:** -

**Size:** 4,624 sq.ft.

**Zoning:** IG

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Total Monthly Payment \$ 6,542.96 + gst One Year Lease (\$12/sq.ft). Three Year Step Lease Also Available (\$10/sq.ft. Year One, \$11/sq.ft. Year Two, \$12/sq.ft. Year Three.) FOR LEASE: SHOP: 4,624 sq.ft. +/- (67'x69') in multi-tenant 72,725 sq.ft. building on 5.96 acres. SHOP: front southeast corner, three overhead doors: two-(22' x 16'), one-(12' x 16'), LIGHTING: New LED, ELECTRICAL: 225 amp, 120/240 volt, 3 phase 4 wire, + two welder plugs, Sump, Ceiling Fans, Overhead Unit Heater, Sprinkler System, One Washroom w/shower, washer/dryer hookups, 20'6" +/- Clear Ceiling Height. PARKING: Proportionate Share - See Parking Plan Supplement SIGNAGE: Over Man Door ZONING: IG-Industrial General LOCATION: Richmond Industrial Park RENT: \$4,624.00/month (\$12.00/sq.ft.) Min One Year Lease (\$12/sq.ft), Three Year Step Lease Also Available (\$10/sq.ft. Year One, \$11/sq.ft. Year Two, \$12/sq.ft. Year Three.) + GST NET COSTS \$1,918.96/month (\$4.98/sq.ft.) + GST - INCLUDES ALL UTILITIES! AVAILABLE: June 1, 2024 SUPPLEMENTS: Total Monthly Payment, Plot Plan, Truck Parking Plan. To view supplements not visible on this website contact REALTOR&reg;.