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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27206


**MLS ID:**  
A2185686

**\$13**



 **AMANDA HENTGES**  
 (780) 539-7131

 CommVest Realty Ltd.  
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 110, 8715 109 Street , Grande Prairie , Alberta T8V 8H7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 113	<b>Lease Amount</b> 13.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Richmond Industrial Park	<b>Year Built</b> 2008
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 7921372	<b>Building Area (Sq. Ft.)</b> 2760.00	<b>Building Area (Sq. M.)</b> 256.41
<b>Heating</b> Natural Gas	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

FOR LEASE:SHOP/MN FLR/2ND FLR/OFC/CONDO: 2,760 +/- sq.ft. in multi tenant condo. SHOP: 1,380 +/- sq.ft. (23'x60' +/-), one manual lift OHD (12'x14'), 100A/3 phase, fluorescent lighting, sump, OH unit heater, one washroom and 16' clear ceiling height MN FLR OFC: 690 +/- sq.ft.(23'x30'), vinyl composite tile floors, painted walls, t-bar ceiling, fluorescent lighting, a/c & one washroom 2ND FLR OFC: 690 +/- sq.ft.(23'x30'), vinyl flrs, painted walls, t-bar ceiling, fluorescent ltg, a/c, & one washroom PARKING: Proportionate share ZONING: IG- General Ind. LOCATION: Richmond Ind. RENT:\$2,990.00/mo (\$13/sq.ft.) + GST 2025 BUDGETED NET COSTS:\$1,283.33/mo (\$5.58/sq.ft.) + GST CONDO FEE:\$385.00/mo + GST UTILITIES: Paid direct by tenant: GAS/PWR/WTR AVAILABLE: immediate SUPPLEMENTS: Total Monthly Payment & Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR@.

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