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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
29151


MLS ID:
A2191580

\$12



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

 **CommVest Realty Ltd.**
 780-539-7131

 103, 11037 92 Avenue , Grande Prairie , Alberta T8V 3J3

Transaction Type For Lease	Title Fee Simple	Days On Market 215
Lease Amount 12.00	Lease Frequency Monthly	Zoning IG
Subdivision Richmond Industrial Park	Year Built 1975	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 3860TR
Building Area (Sq. Ft.) 3418.00	Building Area (Sq. M.) 317.54	Lot Size (Sq. Ft.) 84942
Lot Size (Acres) 1.95	Electric Three Phase	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

Total Monthly Payment INCLUDING WATER \$4,078.81 + GST. SHOP FOR LEASE: 3,418 +/- sq. ft. in multi tenant 17,480 total +/- sq. ft. building on 1.95 acres. SHOP: (94'x35' +/-), two (12'x14') electric lift overhead doors, 3 phase electrical 240V, 50/A 250/volt welder outlet. NEW LED lighting, concrete floors, sump, two ceiling fans, 15' clear ceiling height, two overhead unit heaters, taps in shop, 2 piece washroom. PARKING: Proportionate Share. LOCATION: Richmond Industrial Park. ZONING: IG - General Industrial. RENT: \$3,418.00/month + GST (\$12/sq.ft.) 2025 BUDGETED NET COSTS: \$1,230.48/month + GST (\$4.32/sq.ft.) UTILITIES: Gas/Power Tenant pays directly. Water-Included in Net Costs . AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Plot Plan, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.

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