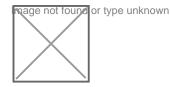


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Grande Prairie, Alberta Listing ID: 29151

MLS ID:

A2191580



AMANDA HENTGES

**2** (780) 539-7131

 $\blacksquare$  CommVest Realty Ltd.

**2** 780-539-7131

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

**Transaction Type** 

For Lease

Title

**Days On Market** 

150

IG

**Lease Amount** 

12.00

**Lease Frequency** 

Monthly

Fee Simple

Zoning

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

Inclusions

Lot Size (Acres)

1.95

Electric
Three Phase

N/A

RestrictionsReportsNone KnownFloor 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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