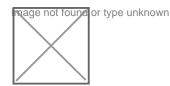


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID:

32225 A2259095

**\$13** 



AMANDA HENTGES

MLS ID:

**(780)** 539-7131

□ CommVest Realty Ltd.

**2** 780-539-7131

rM:

110, 8715 109 Street , Grande Prairie , Alberta T8V 8H7

Transaction Type Lease Amount Lease Frequency

For Lease 13.00 Monthly

Subdivision Year Built Structure Type

Richmond Industrial Park 2008 Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial7921372

Building Area (Sq. Ft.) Building Area (Sq. M.) Heating

2070.00 192.31 Natural Gas

InclusionsRestrictionsReportsN/ANone KnownFloor Plans

FOR LEASE:SHOP/MN FLR OFC/CONDO: 2,070 +/- 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, & one washroom PARKING: Proportionate share ZONING: IG- General Ind. LOCATION: Richmond Ind. RENT:\$2,242.50/mo (\$13/sq.ft.) + GST 2025 BUDGETED NET COSTS:\$962.5/mo (\$5.58/sq.ft.) + GST CONDO FEE:\$289.80/mo + GST UTILITIES: Paid direct by tenant: GAS/PWR/WTR AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment & Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.

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