

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.

3802 99 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Grande Prairie No. 1, County Of, Alberta

Listing ID:

MLS ID:

32520 A2263529

\$16



[△] CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

2 780-538-4747

ß

3802 99 Street , Rural Grande Prairie No. 1, County Of , Alberta T8X 0C3

Transaction Type

For Lease

Lease Amount

16.00

Annually

Zoning

RM-2

Subdivision

Structure Type

County Industrial Park

Nearest Town Grande Prairie

Lease Frequency

Year Built

1979

Property Type

Property Sub Type

Industrial

Industrial

Commercial

Lot Size (Acres)

Building Area (Sq. Ft.)

Legal Plan 8323165

87120

9277.00

Building Area (Sq. M.)

861.85

Lot Size (Sq. Ft.)

2.00

Inclusions Restrictions
n/a None Known

Reports None

A fantastic opportunity to lease a versatile industrial property in the County Industrial Park, situated on 2.01 acres and zoned RM-2, offering excellent functionality for a range of industrial users. The 9,277 sq.ft. shop features a 15' ceiling height and is equipped with two 16'W x 14'H, three 14'W x 16'H, and one 9'W x 7'H overhead doors, ensuring convenient access for equipment and vehicles. The building includes four offices, two washrooms, a dedicated parts room, and is serviced by 200-amp, 3-phase power, well water, and a holding tank with pump-out septic system. The shop also boasts a 3-ton and two 5-ton overhead cranes, along with large concrete aprons providing ample space for maneuvering and parking. Lease Details: Base Rent: \$16.00/sq.ft = \$12,369.33/month, Additional Rent: \$4.00/sq.ft = \$3,092.33/month. Total Monthly Cost: \$15,461.66 plus GST. Contact your Commercial Realtor® today to arrange a viewing. Note: The Beam Profile Enclosure Building and equipment will be removed and is not being offered for lease.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.