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## 3802 99 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Rural Grande Prairie No. 1, County Of, Alberta



**Listing ID:**  
32520


**MLS ID:**  
A2263529

**\$16**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 193	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-2	<b>Subdivision</b> County Industrial Park
<b>Nearest Town</b> Grande Prairie	<b>Year Built</b> 1979	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8323165
<b>Building Area (Sq. Ft.)</b> 9277.00	<b>Building Area (Sq. M.)</b> 861.85	<b>Lot Size (Sq. Ft.)</b> 87120
<b>Lot Size (Acres)</b> 2.00	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> 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 18' 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 with approximately 13' hook height, 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.

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