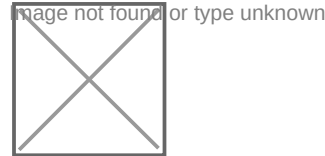


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
32966

**MLS ID:**  
A2257257

**\$17**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 8602 111A Street , Grande Prairie , Alberta T8V 5L3

|                                      |                                                |                                         |
|--------------------------------------|------------------------------------------------|-----------------------------------------|
| <b>Transaction Type</b><br>For Lease | <b>Lease Amount</b><br>17.00                   | <b>Lease Frequency</b><br>Annually      |
| <b>Zoning</b><br>IG                  | <b>Subdivision</b><br>Richmond Industrial Park | <b>Year Built</b><br>1979               |
| <b>Structure Type</b><br>Industrial  | <b>Property Type</b><br>Commercial             | <b>Property Sub Type</b><br>Industrial  |
| <b>Legal Plan</b><br>7822458         | <b>Building Area (Sq. Ft.)</b><br>2500.00      | <b>Building Area (Sq. M.)</b><br>232.26 |
| <b>Lot Size (Sq. Ft.)</b><br>35719   | <b>Lot Size (Acres)</b><br>0.82                | <b>Electric</b><br>Three Phase          |
| <b>Inclusions</b><br>n/a             | <b>Restrictions</b><br>None Known              | <b>Reports</b><br>None                  |

A smart, flexible 2,500 sq. ft. shop/warehouse on the south side of Richmond Industrial Park, recently tinned and set on a fully fenced 0.82-acre yard with an automatic gate for secure, convenient access and great drainage. The building offers a small office area and two 50' bays, each with a 12' x 16' overhead door, plus three-phase power. Ideally situated just off 84 Ave, north of Canadian Culverts, this location is ideal for anyone looking for a great location that won't break the bank. Base Rent \$17.00/sf (\$3,541.67mo + GST) + Additional Rent \$4.00/sf (\$833.33/mo + GST) = Total \$4,375.00/mo + GST. Call your Commercial REALTOR® for more information or to book a showing today.

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