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## 4, 13502 99 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34171

**MLS ID:**  
A2289382

**\$14.50**



 **LESLEY BURAKE**  
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 Century 21 Grande Prairie Realty Inc.  
 780-539-2121

  
4, 13502 99 Street , Grande Prairie , Alberta T8V 7L7

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> CA	<b>Subdivision</b> Albinati Industrial	<b>Building Type</b> Commercial Mix,Mixed Use,Warehouse
<b>Year Built</b> 1996	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9622189	<b>Building Area (Sq. Ft.)</b> 1430.00
<b>Building Area (Sq. M.)</b> 132.85	<b>Construction Type</b> Concrete	<b>Heating</b> Forced Air,Natural Gas
<b>Commercial Amenities</b> Paved Yard	<b>Access to Property</b> On Major Traffic Route,Paved Road	<b>Inclusions</b> N/A
<b>Restrictions</b> See Remarks	<b>Reports</b> None	

Ideal north end Grande Prairie location, at the back of the beautifully renovated NuFloors building. Easy access to 100 Street, card lock fuel stations and truck wash right in the vicinity! This 22ft x 65ft single bay with 12ft x 14ft overhead doors, and 18 foot ceiling has paved parking, a bathroom, and LED lights installed. Base rent of \$1,727.92/month +GST plus net fees (\$4.04/sq ft) of \$481.43/month +GST for a total obligation of \$2,209.35 +GST per month. Proportionate share of water/sewer, power and gas will be payable by tenant. Let's get your business running inside, and out of the cold!

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