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## 722080 RGE RD 53 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**

Rural Grande Prairie No. 1, County Of, Alberta

**Listing ID:**



35110



**MLS ID:**

A2307845

**\$19**



 **DANIEL CRAM**  
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 Sutton Group Grande Prairie Professionals  
 780-532-7701

 722080 Rge Rd 53 , Rural Grande Prairie No. 1, County Of , Alberta T8X 4J5

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 19.00	<b>Lease Frequency</b> Monthly
<b>Zoning</b> rm2	<b>Subdivision</b> NONE	<b>Nearest Town</b> Grande Prairie
<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2012	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 6000.00
<b>Building Area (Sq. M.)</b> 557.41	<b>Construction Type</b> Concrete,Wood Frame	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas	<b>Inclusions</b> none
<b>Restrictions</b> None Known	<b>Reports</b> None	

\$9500/ month plus TRIPLE NET IMMEDIATE POSSESSION-( ALSO FOR SALE for 1.6M) 6000 sqft shop with two 90' drive-through bays, 1200 sqft of offices aprox 3 acres graveled yard, 14.77 acres total so yard that can be used for additional storage and a 1200 sqft mobile that could be used for additional office spae. The shop was built in 2012 and features sumps in the bays, four 14' wide by 16' high overhead doors, 20' ceilings, overhead infrared heat, 32mpa concrete, 3.5 acres are graveled and there is another 10 acres of land that could be developed for extra yard space. The office space consists to a reception area, 2 offices and a bathroom on the main level. Upstairs there is a large lunchroom/boardroom area and 2 large offices. This shop has a full perimeter concrete foundation, wood frame walls, and a tin roof. If you are looking for industrial space with room for your business to grow this affordable shop space with extra land included is an excellent option.

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