

**115, 8930 111 Street  
Grande Prairie, Alberta**

**MLS # A2245222**



**\$12 per sq.ft.**

<b>Division:</b>	Richmond Industrial Park
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Industrial
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Stellar Building
<b>Bus. Name:</b>	-
<b>Size:</b>	3,600 sq.ft.
<b>Zoning:</b>	IG

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For, Water Paid For
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	5.96 Acres
<b>Sewer:</b>	Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/a		

Total Monthly Payment INCLUDING ALL UTILITIES \$5,094.00 + GST. FOR LEASE: SHOP: 3,600 +/- sq.ft. (30'x120'+/-) in multi-tenant 72,725 total sq.ft. (+/-) building on 5.96 acres. SHOP: 3,600 sq.ft. (+/-), one electrical lift overhead door (15'x16'), 225 amp, 240/120V, 3 phase, 4 wire electrical, fluorescent lighting, sump, overhead unit heater, exhaust fan, one washroom with washer/dryer hook ups, 15'6" clear ceiling height. PARKING: Proportionate share, parking for tankers available SIGNAGE: Above man door ZONING: IG-General Industrial LOCATION: Richmond Industrial Park RENT: \$3,600.00/month (\$12.00/sq.ft.) + GST BUDGETED NET COSTS: \$1,494.00/month (\$4.98/sq.ft.) + GST UTILITIES: INCLUDED IN NET COSTS AVAILABLE: Immediately SUPPLEMENTS: Total Monthly Payment, and Floor Plan. To view supplements not visible on this website contact REALTOR&reg;