

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

MLS # A2247091



\$12 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: Stellar Building

Bus. Name: -

Size: 5,400 sq.ft.

Zoning: IG

Addl. Cost: -

Based on Year: -

Utilities: Natural Gas Paid, Electricity Paid For, Water Paid For

Parking: -

Lot Size: 5.96 Acres

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Total Monthly Payment INCLUDES ALL UTILITIES \$7,767.00 + GST. FOR LEASE: SHOP: High Traffic Location, Easy access. 5,400 +/- sq.ft. in multi-tenant 72,725 sq.ft. building on 5.96 acres. SHOP: 5,400 sq.ft. +/- ("L" shaped), One electric lift overhead door (16'x16'), OFFICE: 10' 10" x 14'9" +/- Electrical: 200 Amp, 240/120V 3 Phase 4 wire, Fluorescent lighting, Sump, floor drain, Overhead unit heater, One large washroom w/shower and ceiling height 16' PARKING: Proportionate share, Limited parking on site, good radius bay access SIGNAGE: Above Man Door ZONING: IG-Industrial General LOCATION: Richmond Industrial Park RENT: \$5,400.00/month (\$12.00/sq.ft.) +GST BUDGETED NET COSTS: \$2,367.00/month (\$5.26/sq.ft.) + GST. ALL UTILITIES INCLUDED In Net Costs: PWR/GAS/WTR AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment and Floor Plan. To view supplements not visible on this website contact Realtor®.