

11, 8802 112 Street  
Grande Prairie, Alberta

MLS # A2253861



# \$10 per sq.ft.

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Parkside Building

**Bus. Name:** -

**Size:** 4,484 sq.ft.

**Zoning:** IG

**Heating:** Space Heater

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Some office furniture available for next Tenant to use.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.70 Acres

**Lot Feat:** -

For Lease: Awesome 2 storey office space with approximately 2,484 square feet of office space and a 2,000 square foot bay. Landlord is only charging for 3,384 square feet when there is actually over 4,400 square feet! How's that for an amazing deal!!!! Main floor is set up nicely with a large reception area, offices, board room & 2 bathrooms and the second floor has 5 offices and a large meeting room. Nice laminate flooring upstairs and ceramic tile on main floor show room. Basic Rent: \$2,820.00 plus GST (\$141.00) = \$2,961.00 and Additional rent is \$4.00 PSF = \$1,128.00 plus GST (\$56.40) = \$1,184.40. Total monthly payment of \$4,145.40. The exterior of this building was renovated a couple years back and has very attractive street appeal!!