

103, 8439 111A Street
Grande Prairie, Alberta

MLS # A2270872

**\$10 per sq.ft.****Division:** Richmond Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 5,000 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

ROCK BOTTOM PRICING ON A GREAT SHOP/OFFICE SPACE. Quick access to 84 ave. & Hwy.40 this space offers 3800sq.ft. of shop space plus 1200sq.ft. of office/showroom area. Two 14' x 16' powered overhead doors, two bathrooms, 17'+ clear ceiling height, large power supply, secured fenced yard space, customer parking. The space is recently underwent a massive renovatios to include: new lighting & ceiling in office area, new paint, new flooring + bathroom updates. You will not find a better combination of quality & value anywhere in the city or county. Triple net costs are estimated at \$6.00/sq.ft. and will include all utilities. Call a Commercial Realtor for further information today!!!