

7902 110 Street  
Grande Prairie, Alberta

MLS # A2271670



# \$16 per sq.ft.

|             |                          |
|-------------|--------------------------|
| Division:   | Richmond Industrial Park |
| Type:       | Industrial               |
| Bus. Type:  | -                        |
| Sale/Lease: | For Lease                |
| Bldg. Name: | -                        |
| Bus. Name:  | -                        |
| Size:       | 3,000 sq.ft.             |
| Zoning:     | IG                       |

|             |    |                |            |
|-------------|----|----------------|------------|
| Heating:    | -  | Addl. Cost:    | -          |
| Floors:     | -  | Based on Year: | -          |
| Roof:       | -  | Utilities:     | -          |
| Exterior:   | -  | Parking:       | -          |
| Water:      | -  | Lot Size:      | 2.20 Acres |
| Sewer:      | -  | Lot Feat:      | -          |
| Inclusions: | NA |                |            |

Third of a triplex shop available for lease in Richmond Industrial. 3,000 square feet includes 1 bay and office area. 2,100 sq ft of shop space and 900 sq ft of office. Three good size offices, nice large reception area, kitchenette, shop with mezzanine storage. 16' high by 16' wide over head doors. Bays are 49' long. Fenced and graveled back yard and paved parking in the front. Basic Rent is \$16.00 PSF plus GST and Additional Rent is \$4.25 PSF plus GST (includes gas & water). Tenant is responsible for their power. Basic Rent - \$4,000.00 + \$200.00 GST = \$4,200.00. Additional Rent - \$1,062.50 + \$53.13 GST = \$1,115.63. Total Monthly Rent Payment is \$5,315.63.