

9601 116 Street  
Grande Prairie, Alberta

MLS # A2274761



# \$14 per sq.ft.

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,155 sq.ft.

**Zoning:** IG

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.01 Acres

**Lot Feat:** -

Fully built out and move in ready offices with a fully paved and fenced yard. Great frontage on the busy Costco road in Richmond Industrial Park with quick access to Hwy 40 and the Airport. Also has 2 small bays for further versatility with 2 overhead powered doors (14'W x 16'H). Features over 30 offices, 3 boardrooms/bullpens and 5 bathrooms. Total of 14,155 total Sq Ft (4250 Second floor). Get your business noticed! Base rent is \$16,514.17 and Additional Rent is \$6169.22 for a Total of \$22,683.39 plus GST.