

**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

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.01 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

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/bulppens 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.