DANIEL CRAM

780-814-9482 hello@danielcram.ca

204, 10920 84 Avenue Grande Prairie, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer:

Inclusions:

-

-

-

-

N/A

MLS # A2127665



\$14 per sq.ft.

| | Division: | Richmond Industrial Park |
|--|-------------|--------------------------|
| | Туре: | Industrial |
| | Bus. Type: | - |
| | Sale/Lease: | For Lease |
| | Bldg. Name: | - |
| | Bus. Name: | - |
| | Size: | 3,159 sq.ft. |
| | Zoning: | IB |
| | | Addl. Cost: - |
| | | Based on Year: - |
| | | Utilities: - |
| | | Parking: - |
| | | Lot Size: - |
| | | Lot Feat: - |
| | | |

3159 sq.ft. of office + Shop/Warehouse space available for lease. This space offers high-end modern interior finishing's with LED lighting, numerous windows, glass doors and much more which will present very well to your staff & clients. Current configuration offers 7-8 private offices, numerous exterior entrances, options for creating reception, boardrooms, kitchen area, etc. plus 28' x 55' shop space with 10' OHD. The property offers 6 dedicated parking stalls with the ability to rent additional parking stalls adjacent to the complex. This is a unique combination of office + shop/warehouse space which is hard to replicate in the Grande Prairie area and offers great visibility & access to 84th Avenue & Hwy.40. Base rent(\$14.00)=\$3685.5 + Net rent(\$8.92)=\$2348.19 Total Monthly Cost=\$6033.69 +GST. Power & Gas are billed back to tenant on a monthly basis. Call a Commercial Realtor today for further information or to arrange a private tour!!