

## 15810 102 Street Rural Grande Prairie No. 1, County of, Alberta

## MLS # A2112373



Heating: Floors: Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

-

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n/a

## \$14 per sq.ft.

Division:	Althen Corner
Туре:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,671 sq.ft.
Zoning:	сс
	Addl. Cost:
I	Based on Year: -
I	Utilities: -
I	Parking: -
	Lot Size: -

Discover this unique 4,671 SF commercial industrial space in Althen Corner, offering a reception area, office, large meeting room, and two bays with 14' x 14' overhead doors at the rear. Formerly a gym, this versatile space is suitable for light industrial, retail, or mixed-use. The Landlord is open to a TI allowance for improvements. Priced at \$14.00 PSF NNN with estimated triple net costs of \$4.50 PSF. Monthly Rent: (4,671 Sq.ft @ \$14 PSF = \$5,449.00/month + Estimated Additional Rent \$4.50 \* 4,671 Sq.ft = \$1,751.63 Total Monthly Rent = \$7,200.63 plus GST and utilities.) Call your Commercial Realtor© for more information or to book a showing today.