

A (2), 15401 91 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2137070



## \$14 per sq.ft.

<b>Division:</b>	Crossroads South
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Valor Building
<b>Bus. Name:</b>	-
<b>Size:</b>	9,000 sq.ft.
<b>Zoning:</b>	RM-3-Rural Heavy Industri

**Heating:** Forced Air, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.00 Acres

**Lot Feat:** -

Total Monthly Payment \$12,573.75 + GST. FOR LEASE 9,000 sq.ft Industrial Shop/Office in Two Tenant Building on 2.0 Acres. SHOP: (75'x98' +/-) Four electric lift overhead doors 2- 14' x 18', 2 - 14' x 16', NEW LED Lighting, Freshly Painted, sump, Overhead Unit heater and radiant heat, one washroom, clear ceiling height 15'. OFFICE: Freshly painted office new LED lights, New Vinyl Plank and base. Large reception/waiting room, two private offices on main, and washroom. SECOND FLOOR OFFICE 1,350 sq.ft.-FREE OF BASE RENT & GST!: Two Offices, kitchen/boardroom, washroom (with new shower) and additional storage. Forced Air / AC, ZONING: RM-3 Rural Heavy Industrial. LOCATION: Crossroads South - Clairmont, Rent: \$8,925.00/month (\$14.00/sq.ft. x7,650 sq.ft. main floor) + gst , Net Costs: \$3,050.00/month. (\$4.78/sq.ft.), UTILITIES: Tenant pays Power/Water/Gas AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Floor Plan, Public Web Map. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR&reg;. RENOVATIONS concrete pad repair outside shop man door on order, balance of renovations fully complete.