

117, 8930 111 Street
Grande Prairie, Alberta

MLS # A2150881



\$12 per sq.ft.

Division:	Richmond Industrial Park	Addl. Cost:	-
Type:	Industrial	Based on Year:	-
Bus. Type:	Industrial	Utilities:	Natural Gas Paid, Electricity Paid For, Water Paid For
Sale/Lease:	For Lease	Parking:	-
Bldg. Name:	Stellar Building	Lot Size:	5.96 Acres
Bus. Name:	-	Lot Feat:	-
Size:	3,600 sq.ft.		
Zoning:	IG		
Heating:	-		
Floors:	-		
Roof:	-		
Exterior:	-		
Water:	Public		
Sewer:	Public Sewer		
Inclusions:	N/A		

Total Monthly Payment INCLUDES ALL UTILITIES \$5,094.00 + GST. FOR LEASE: SHOP: High Traffic Location, Easy access. 3,600 +/- sq.ft. in multi-tenant 72,725 sq.ft. building on 5.96 acres. SHOP: 3,600 +/- (30'x120'-incl. 11'7" office/washroom), One overhead door (16'x16'), Electrical: 225 Amp, 240/120V 3 Phase 4 wire panel - (no 3 phase receptacles are within this shop space), Fluorescent lighting, Exhaust fan, Sump, Overhead unit heater, One large washroom (5'10"x11'7" +/-) includes shower and washer/dryer hookups, Clear ceiling height 15'6" OFFICE: Single office (13'6" x 11'7" +/-) PARKING: Space directly North of #117 bay door, the width of the bay SIGNAGE: Above Man Door ZONING: IG-Industrial General LOCATION: Richmond Industrial Park RENT: \$3,600.00/month (\$12.00/sq.ft.) +GST BUDGETED NET COSTS: \$1,494.00/month (\$4.98/sq.ft.) + GST. ALL UTILITIES INCLUDED In Net Costs: PWR/GAS/WTR AVAILABLE: Est August 1, 2024 SUPPLEMENTS: Total Monthly Payment and Floor Plan. To view supplements not visible on this website contact REALTOR®. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.