

9902 38 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2167496



\$20 per sq.ft.

Division: County Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,850 sq.ft.

Zoning: RM-2

Heating: Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.31 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

This 4,850-square-foot building is situated on a 1.31-acre fenced and graveled yard just south of Grande Prairie in the County Industrial Park and boasts a 50' by 80' shop with one pull-thru bay and one 42' stub bay with four 14'W by 16'H overhead doors, radiant heat and a make-up air unit. Ideal for any company needing ample room without breaking the bank, the building features two offices, a small reception area, lunchroom, and a mezzanine area over top of a parts room. The ample yard space provides a good turning radius at both the front and rear of the building for equipment. Base Rent 4,850 sq.ft @ \$20.00 PSF = \$8,083.33 Additional Rent \$3.00 PSF = \$1,212.50. Total Cost: \$9,295.83/month plus GST per month. Contact your Commercial Realtor® today for a viewing.