

3301 109 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2168793

**\$7,000 per month**



**Division:** Core 40 Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,199 sq.ft.

**Zoning:** RM-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.59 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

3.59 Acres strategically located next to Reilly Transfer on Highway 40 just South of the Correction Line, this high-visibility location is ideal for a variety of businesses. The property includes a water well and septic system hookup, which offers the potential for an additional office or camp set up to be installed on the lot, all furniture currently in the office building is included in the lease. The versatile property is fully fenced, with a freshly re-graveled yard space, and is ideal for businesses looking to expand their yard without breaking the bank. The 1,199 sq. ft. office building features 4 offices, a reception area, a bathroom, and a convenient coffee nook. Basic Rent \$7,000/month plus Additional Rent: \$2,000.00. Total Monthly Payment \$9,000 plus GST. Call your Commercial Realtor&copy; for more information or to book a showing today.