

12727 99 Street  
Grande Prairie, Alberta

MLS # A2175747



## \$16 per sq.ft.

Division: NONE  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 1,649 sq.ft.  
Zoning: -

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: N/A

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: -  
Lot Feat: -

TOTAL MONTHLY PAYMENT \$3,106.99 + GST. FOR LEASE: Shop and Office on Corner Lot. Easy Access, 1,649 sq.ft. Single Tenant building on 0.297 Acre Lot. Lots of Windows, Completely Renovated offices. SHOP: 28'4"x35'1" +/- Including parts room (9'x13' +/-). Two manual lift overhead doors #1-11'5"x12'9", #2-14'x12'9", 100 AMP Power, NEW LED lighting, Sump-TBD, Ceiling Fan, Overhead Unit Heater, Clear Ceiling height 12'5" +/- OFFICE: Renovated with Large reception/showroom plus 13'x9' office, plank flooring, freshly painted walls, High painted ceiling, LED Lighting, Forced Air, One Washroom. SIGNAGE: front of building (on wood provided), ZONING: IG - General Industrial LOCATION: North Clairmont Road RENT: \$2198.67 + gst/Month (\$16/sq.ft.) 2025 BUDGETED NET COSTS: \$908.32/month (\$6.61/sq.ft.) Utilities- Tenant Pays Power/Water & Gas, DATE AVAILABLE: Est November 1, 2024. Supplements-Floor Plan, Parking Plan, Total Monthly Payment. To obtain copies of supplements not visible on this site please contact Realtor.