

9 A 63014 Twp Rd 724
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2195980



\$18 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	7,555 sq.ft.
Zoning:	RM-4

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	2.00 Acres
Lot Feat:	-

7,555 Square foot shop and office available for lease in Peregrine Business Park, Office area is 920 square feet and consists of 1 office, reception area, washroom and lunch room. The shop has 3 - 100 foot drive through bays. Six 16 x 20 overhead doors with electric openers. There is approximately 2 acres available with this side and it is fenced and graveled but no dividing fence line. Located on RR63 and Twp 724 frontage. Basic Rent is \$18.00 PSF = \$11,332.50 + \$566.63 GST = \$11,899.13 Total Monthly Basic Rent. Additional Rent is \$4.00 PSF = \$2,518.33 + \$125.92 GST = \$2,644.25 Total Monthly Additional Rent Payment. Total Monthly Rent Payment = \$14,543.38.