



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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B, 11474 96 Avenue
Grande Prairie, Alberta

MLS # A2221943



\$18 per sq.ft.

Heating:	Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	n/a		

LARGE FENCED YARD with double bay shop in Richmond industrial. Shop bays are 61' and 65' deep. 16' X 16' automatic overhead doors . 3 phase power, sump ,shop bathroom, tool crib and additional 1100 Sq Ft storage mezzanine (not counted in Sq Ft). Paved parking out front. Has a oversized welcoming reception that could handle multiple desks. Has 1 private office + office bathroom . Base Rent is \$5919.00 and Additional Rent is \$1752.68 for a Total of \$7671.68/month plus GST.