

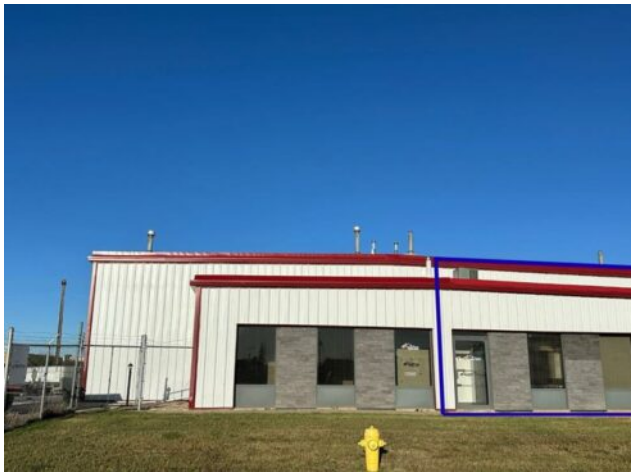


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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8602 111A Street
Grande Prairie, Alberta

MLS # A2257257



\$17 per sq.ft.

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.82 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

A smart, flexible 2,500 sq. ft. shop/warehouse on the south side of Richmond Industrial Park, recently tinned and set on a fully fenced 0.82-acre yard with an automatic gate for secure, convenient access and great drainage. The building offers a small office area and two 50' bays, each with a 12' x 16' overhead door, plus three-phase power. Ideally situated just off 84 Ave, north of Canadian Culverts, this location is ideal for anyone looking for a great location that won't break the bank. Base Rent \$17.00/sf (\$3,541.67mo + GST) + Additional Rent \$4.00/sf (\$833.33/mo + GST) = Total \$4,375.00/mo + GST. Call your Commercial REALTOR® for more information or to book a showing today.