



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

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110, 8715 109 Street
Grande Prairie, Alberta

MLS # A2185686



\$13 per sq.ft.

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

FOR LEASE:SHOP/MN FLR/2ND FLR/OFC/CONDO: 2,760 +/- sq.ft. in multi tenant condo. SHOP: 1,380 +/- sq.ft. (23'x60' +/-), one manual lift OHD (12'x14'), 100A/3 phase, fluorescent lighting, sump, OH unit heater, one washroom and 16' clear ceiling height MN FLR OFC: 690 +/- sq.ft.(23'x30'), vinyl composite tile floors, painted walls, t-bar ceiling, fluorescent lighting, & one washroom 2ND FLR OFC: 690 +/- sq.ft.(23'x30'), vinyl flrs, painted walls, t-bar ceiling, fluorescent ltg, a/c, & one washroom PARKING: Proportionate share ZONING: IG- General Ind. LOCATION: Richmond Ind. RENT:\$2,990.00/mo (\$13/sq.ft.) + GST 2025 BUDGETED NET COSTS:\$1,283.33/mo (\$5.58/sq.ft.) + GST CONDO FEE:\$385.00/mo + GST UTILITIES: Paid direct by tenant: GAS/PWR/WTR AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment & Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.