

**63040 Township Road 713A  
Grande Prairie, Alberta**

**MLS # A2204351**

**\$8 per sq.ft.**



**Division:** Centre West Business Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,768 sq.ft.

**Zoning:** -

**Heating:** Forced Air, Natural Gas, Space Heater

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 1-Ton Cranes x2

8,700sq.ft of shop space + 1,068sq.ft of detached office available for lease! The 60ft x 100ft main shop is equipped with a 16 x 14 OH Door, 10 x 10 OH Door, floor drains, 2x 1-ton cranes, natural gas space heaters, 400Amp power, 360sq.ft storage seacan and 2 washrooms. Connected to another 36ft x 75ft bay with floor drain, separate heat and another 16 x 14 OH Door. The office comes with desks included and ample space for your business to operate. Additional rent at \$2.5/sq.ft, total monthly payment: \$6,512 Base Rent + GST, \$2,035 Additional Rent + GST = \$8,974.35 + utilities and maintenance.