

\$8 - 63040 Township Road 713a, Grande Prairie

MLS® #A2204351

\$8

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Centre West Business Park, Grande Prairie,
Alberta

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.

Built in 1984

Essential Information

MLS® #	A2204351
Price	\$8
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	63040 Township Road 713a
Subdivision	Centre West Business Park



City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W5E5

Interior

Heating	Forced Air, Natural Gas, Space Heater
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Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	18

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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