

**B, 12810 97 B Street  
Grande Prairie, Alberta**

**MLS # A2160161**



**\$2,700 per month**

**Division:** Northgate

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,250 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Great location with easy access! Clean, well-maintained shop for lease. Perfect for any small business. 2 x 220 power outlets, air ready for compressor hook up, 16 ft overhead door, 500 sq ft mezzanine, LED lights and in-floor heating. The shop includes a 3-piece bathroom with shower. The yard is fenced and secured with time locking gate. All this for \$2700/month and includes everything but power and gas.