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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
27044


MLS ID:
A2182769

\$8



 **AMANDA HENTGES**
 (780) 539-7131

 **CommVest Realty Ltd.**
 780-539-7131

 104, 11037 92 Avenue , Grande Prairie , Alberta T8V 3J3

Transaction Type

For Lease

Days On Market

266

Lease Amount

8.00

Lease Frequency

Monthly

Zoning

IG

Subdivision

Richmond Industrial Park

Building Type

Commercial Mix

Year Built

1975

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Warehouse

Legal Plan

3860TR

Building Area (Sq. Ft.)

2334.00

Building Area (Sq. M.)

216.83

Lot Size (Sq. Ft.)

84942

Lot Size (Acres)

1.95

Heating

Other

Inclusions

N/A

Restrictions

None Known

Reports

Floor Plans

DOCK HEIGHT BAYS: Total Monthly Payment One Year Lease \$2,396.24 + GST OR Month to Month \$2,590.74 + GST DOCK HEIGHT SHOP FOR LEASE: 2,334 +/- sq.ft. (24'x95' +/-) in multi-tenant 17,480 sq.ft. building on 1.95 acres. Two (10'x8') overhead doors at dock level, fluorescent lighting, concrete floor, overhead unit heater. PARKING: 22' x 40' with good radius for bay access, gravel ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$1,556.00/month (\$8.00 sq. ft.) + GST 2025 BUDGETED NET COSTS: \$840.24/month (\$4.32 sq. ft.) + GST UTILITIES: GAS and PWR billed through QPM, WTR Included in NET COSTS. AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Plot Plan. To obtain copies of SUPPLEMENTS not on this site please contact REALTOR®. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.

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