

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
29151


**MLS ID:**  
A2191580

**\$12**



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

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

 103, 11037 92 Avenue , Grande Prairie , Alberta T8V 3J3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 150
<b>Lease Amount</b> 12.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> IG
<b>Subdivision</b> Richmond Industrial Park	<b>Year Built</b> 1975	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 3860TR
<b>Building Area (Sq. Ft.)</b> 3418.00	<b>Building Area (Sq. M.)</b> 317.54	<b>Lot Size (Sq. Ft.)</b> 84942
<b>Lot Size (Acres)</b> 1.95	<b>Electric</b> Three Phase	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

Total Monthly Payment INCLUDING WATER \$4,078.81 + GST. SHOP FOR LEASE: 3,418 +/- sq. ft. in multi tenant 17,480 total +/- sq. ft. building on 1.95 acres. SHOP: (94'x35' +/-), two (12'x14') electric lift overhead doors, 3 phase electrical 240V, 50/A 250/volt welder outlet. NEW LED lighting, concrete floors, sump, two ceiling fans, 15' clear ceiling height, two overhead unit heaters, taps in shop, 2 piece washroom. PARKING: Proportionate Share. LOCATION: Richmond Industrial Park. ZONING: IG - General Industrial. RENT: \$3,418.00/month + GST (\$12/sq.ft.) 2025 BUDGETED NET COSTS: \$1,230.48/month + GST (\$4.32/sq.ft.) UTILITIES: Gas/Power Tenant pays directly. Water-Included in Net Costs . AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Plot Plan, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.