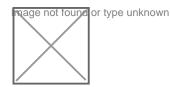


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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 29151

MLS ID: A2191580

\$



AMANDA HENTGES

(780) 539-7131

CommVest Realty Ltd.

2 780-539-7131

rPr

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

Transaction Type

For Lease

Title

Fee Simple

Days On Market

215

Lease Amount

12.00

Lease Frequency

Monthly

Zoning IG

Subdivision

Richmond Industrial Park

Year Built

Structure Type

1975

Industrial

Property Type Commercial Property Sub Type Industrial

Legal Plan 3860TR

Building Area (Sq. Ft.)

3418.00

Building Area (Sq. M.)

317.54

Lot Size (Sq. Ft.)

84942

Lot Size (Acres)

1.95

Electric
Three Phase

Inclusions

N/A

RestrictionsReportsNone KnownFloor 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®.

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