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## 9614 105 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30821


**MLS ID:**  
A2227250

**\$13**



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 9614 105 Street , Grande Prairie , Alberta T8V 6M3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<b>Lease Amount</b> 13.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> IG	<b>Subdivision</b> College Park
<b>Year Built</b> 1937	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2220487	<b>Building Area (Sq. Ft.)</b> 4116.00
<b>Building Area (Sq. M.)</b> 382.39	<b>Lot Size (Sq. Ft.)</b> 14208	<b>Lot Size (Acres)</b> 0.33
<b>Access to Property</b> Public	<b>Inclusions</b> NONE	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans,Plot Plan		

Renovated Industrial Shop with Office and Gated Yard FOR LEASE \$13/SQFT PLUS NNN APROX TOTAL MONTHLY PAYMENT: \$4459 BASE RENT + \$654.42 PROP TAX + \$500 INSURANCE + UTILITIES AND YARD MAINTENANCE – Zoned IG-immediate possession! ALSO AVAILABLE FOR SALE FOR \$450,000 Rare opportunity to acquire a centrally located industrial shop with a gated yard this property offers a well-equipped workspace with office space and secure outdoor storage. Property Features: -Shop Space: Main shop area measures 29' wide by 63' long and includes a 10' high x 16' wide overhead door. Additional heated side shop space with an overhead door. -Office Space: Includes a reception area, lunchroom, one private office, and a back section that could be converted into 2-3 offices or a boardroom. Fiber optic internet is available. -Power & Utilities: Previously used for welding, featuring 225-amp electrical service with multiple welding plugs. -Yard & Storage: Paved, fenced, and gated yard. Additional leased land to the north (\$1,500 for five years) could be fenced for extra storage or parking. -Additional Structures: A front building, not included in square footage, can be renovated for additional office space or removed to expand the yard. -Restrooms: Two renovated bathrooms – one for the office and one for the shop. -Zoning & Permitted Uses (IG Zoning) This flexible zoning allows for a wide range of industrial, commercial, and service-based businesses. Permitted uses include: -Automotive and equipment repair, sales, and rentals -Commercial storage, warehousing, and distribution -Manufacturing, welding, and oilfield support -Contractor businesses, equipment rental, and fleet services -Breweries, distilleries, and wineries -Restaurants, retail, and service stations -Prime Location & Investment Potential This is a rare chance to secure a fully functional industrial space at an unbeatable price point. Ideal for owner-operators, investors, or businesses looking to expand. For more details or to schedule a viewing, contact us today.

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