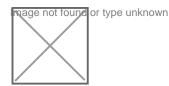


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 31640

ID: MLS ID: A2245222

\$12



AMANDA HENTGES

- **(780)** 539-7131
- CommVest Realty Ltd.
- **2** 780-539-7131

rPr

115, 8930 111 Street , Grande Prairie , Alberta T8V 4W1

Transaction Type

For Lease

Lease Amount

12.00

Subdivision

Richmond Industrial Park

Property Type Commercial

Building Area (Sq. Ft.)

3600.00

Lot Size (Acres)

5.96

Reports Plot Plan Title

Fee Simple

Lease Frequency

Monthly

Year Built

1977

Property Sub Type

Industrial

Building Area (Sq. M.)

334.45

Inclusions

n/a

Days On Market

4

Zoning

IG

Structure Type

Industrial

Legal Plan

7722223

Lot Size (Sq. Ft.)

259617

Restrictions

None Known

Total Monthly Payment INCLUDING ALL UTILITIES \$5,094.00 + GST. FOR LEASE: SHOP: 3,600 +/- sq.ft. (30'x120'+/-) in multitenant 72,725 total sq.ft. (+/-) building on 5.96 acres. SHOP: 3,600 sq.ft. (+/-), one electrical lift overhead door (15'x16'), 225 amp, 240/120V, 3 phase, 4 wire electrical, fluorescent lighting, sump, overhead unit heater, exhaust fan, one washroom with washer/dryer hook ups, 15'6" clear ceiling height. PARKING: Proportionate share, parking for tankers available SIGNAGE: Above man door ZONING: IG-General Industrial LOCATION: Richmond Industrial Park RENT: \$3,600.00/month (\$12.00/sq.ft.) + GST BUDGETED NET COSTS: \$1,494.00/month (\$4.98/sq.ft.) + GST UTILITIES: INCLUDED IN NET COSTS AVAILABLE: Sept 1, 2025 SUPPLEMENTS: Total Monthly Payment, and Floor Plan. To view supplements not visible on this website contact REALTOR®

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