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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
31651


MLS ID:
A2247091

\$12



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

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

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

Transaction Type For Lease	Title Fee Simple	Days On Market 4
Lease Amount 12.00	Lease Frequency Monthly	Zoning IG
Subdivision Richmond Industrial Park	Year Built 1977	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 7722223
Building Area (Sq. Ft.) 5400.00	Building Area (Sq. M.) 501.67	Lot Size (Sq. Ft.) 259617
Lot Size (Acres) 5.96	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

Total Monthly Payment INCLUDES ALL UTILITIES \$7,641.00 + GST. FOR LEASE:SHOP: High Traffic Location, Easy access. 5,400 +/- sq.ft. in multi tenant 72,725 sq.ft. building on 5.96 acres. SHOP: 5,400+/- ("L" shaped), One manual overhead door (16'x16'), OFFICE: 10' 10" x 14'9" +/- Electrical: 200 Amp, 240/120V 3 Phase 4 wire, Fluorescent lighting, Sump, floor drain, Overhead unit heater, One large washroom w/shower and ceiling height 16' PARKING: Proportionate share, Limited parking on site, good radius bay access SIGNAGE: Above Man Door ZONING: IG-Industrial General LOCATION: Richmond Industrial Park RENT: \$5,400.00/month (\$12.00/sq.ft.) +GST BUDGETED NET COSTS: \$2,241.00/month (\$4.98/sq.ft.) + GST. ALL UTILITIES INCLUDED In Net Costs: PWR/GAS/WTR AVAILABLE: Nov 01/2025 SUPPLEMENTS: Total Monthly Payment and Floor Plan. To view supplements not visible on this website contact Realtor®.

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