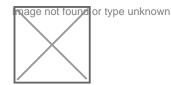


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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie Alberta

Listing ID:

MLS ID: A2247091

\$12

Grande Prairie, Alberta

31651



CommVest Realty Ltd.

△ AMANDA HENTGES

2 780-539-7131

rPr

111, 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.)

5400.00

Lot Size (Acres)

5.96

Reports
Floor Plans

Title

Fee Simple

Lease Frequency

Monthly

Year Built

1977

Property Sub Type

Industrial

Building Area (Sq. M.)

501.67

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 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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