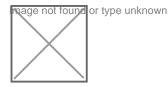


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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 32362

MLS ID: A2261142

\$12



- AMANDA HENTGES
- **(780)** 539-7131
- □ CommVest Realty Ltd.
- **2** 780-539-7131
- 9511 113 Street , Grande Prairie , Alberta T8V 5L2

Transaction Type

For Lease

Lease Amount

12.00

Subdivision

Richmond Industrial Park

Property Type Commercial

Building Area (Sq. Ft.)

2500.00

Lot Size (Acres)

1.61

Reports Floor Plans Title

Fee Simple

Lease Frequency

Monthly

Year Built 1977

Property Sub Type Industrial

Building Area (Sq. M.)

232.26

Inclusions

N/A

Days On Market

Zoning

IG

Structure Type

Industrial

Legal Plan

0425538

Lot Size (Sq. Ft.)

70131

Restrictions

None Known

Total Monthly Payment \$3,697.92/mo. + GST FOR LEASE RENOVATED 2,500 sq.ft. SHOP/OFFICE in multi-tenant 20,000 sq.ft. building on 1.61 acres. SHOP: 1775 sq.ft. +/- (25'x71' +/-), one electric lift overhead door (12'x14'), 220V power, sump, one washroom, fluorescent lighting, ceiling fan, overhead unit heater, and taps. Metal stairwell to mezzanine. MEZZANINE: Cement floor, steel stairs, drywall walls, t-bar ceiling, fluorescent lights OFFICE: 725 sq.ft. +/- (25'x29' +/-), Reception, private office, copy area/storage or additional office area, large coffee area, one washroom, forced air/AC PARKING: Prop. share, additional parking may be avail. at extra cost. Paved front parking. RENT: \$2,500.00/mo + GST (\$12/sq.ft.) 2025 BUDGETED NET COSTS: \$1,197.92/mo. + GST (\$5.75/sq.ft.) LOCATION: Richmond Industrial Park UTILITIES: Tenant pays direct - Power/Gas/Water AVAILABLE: November 1, 2025 SUPPLEMENTS: Total Monthly Payment, Floor Plan and Plot Plan . To view supplements not available on the site contact REALTOR®. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the Tenant's responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw for more information

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