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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
32362


**MLS ID:**  
A2261142

**\$12**



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

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

 9511 113 Street , Grande Prairie , Alberta T8V 5L2

|  |   |                                     |
|--|---|-------------------------------------|
| <b>Transaction Type</b><br>For Lease           | <b>Title</b><br>Fee Simple              | <b>Days On Market</b><br>1          |
| <b>Lease Amount</b><br>12.00                   | <b>Lease Frequency</b><br>Monthly       | <b>Zoning</b><br>IG                 |
| <b>Subdivision</b><br>Richmond Industrial Park | <b>Year Built</b><br>1977               | <b>Structure Type</b><br>Industrial |
| <b>Property Type</b><br>Commercial             | <b>Property Sub Type</b><br>Industrial  | <b>Legal Plan</b><br>0425538        |
| <b>Building Area (Sq. Ft.)</b><br>2500.00      | <b>Building Area (Sq. M.)</b><br>232.26 | <b>Lot Size (Sq. Ft.)</b><br>70131  |
| <b>Lot Size (Acres)</b><br>1.61                | <b>Inclusions</b><br>N/A                | <b>Restrictions</b><br>None Known   |
| <b>Reports</b><br>Floor Plans                  |   |                                     |

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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