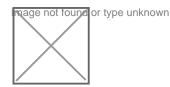


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID:

MLS ID: A2267621

\$12

32680

△ AMANDA HENTGES☑ (780) 539-7131

 $\blacksquare$  CommVest Realty Ltd.

**2** 780-539-7131

r<u>M</u>1

102, 11037 92 Avenue, Grande Prairie, Alberta T8V 3J3

**Transaction Type** 

For Lease

Title

Fee Simple

**Days On Market** 

62

**Lease Amount** 

12.00

**Lease Frequency** 

Monthly

Zoning IG

Subdivision

Richmond Industrial Park

Year Built 1975

Structure Type

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

Legal Plan 3860TR

Industrial

Building Area (Sq. Ft.)

3739.00

Building Area (Sq. M.)

347.36

Lot Size (Sq. Ft.)

84942

Lot Size (Acres)

1.95

Electric

Three Phase

Inclusions

N/A

Restrictions None Known Reports Floor Plans

Total Monthly Payment INCLUDING WATER \$5,228.37 + GST FOR LEASE SHOP: 3,739 sq. ft.+/- in multi-tenant 17,480 sq. ft. building on 1.95 acres. SHOP: 3,739 sq.ft. (95'x40'), Two (14'x14') OHD's, 3 phase electrical 240V, fluorescent lighting, concrete floors, sump, two overhead unit heaters, taps, two 50A/250v plugs, one washroom. PARKING: Proportionate Share. LOCATION: Richmond Industrial Park. ZONING: IG - General Industrial. RENT: \$3,739.00/month (\$12/sq.ft.) + GST NET COSTS: \$1,489.37/sq.ft. (\$4.78/sq.ft.) + GST UTILITIES: Gas/Power Tenant pays directly, Water included in net costs. AVAILABLE: January 1, 2026. SUPPLEMENTS: Total Monthly Payment, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.

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