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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
32680


MLS ID:
A2267621

\$12



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

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

 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 Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 3860TR
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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