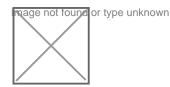


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 33122

MLS ID: A2272794

\$13.50



AMANDA HENTGES

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CommVest Realty Ltd.

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Bay 6&7, 11456 96 Avenue , Grande Prairie , Alberta $\,$ T8V 5M4 $\,$

Transaction Type

For Lease

Days On Market

13.50

Lease Frequency

Monthly

Zoning

Subdivision

Lease Amount

IG

Richmond Industrial Park

Year Built 1977

Structure Type Industrial

7822679

Property Type Commercial

Property Sub Type

Industrial

Legal Plan Building Area (Sq. Ft.)

4827.00

Building Area (Sq. M.)

448.44

Lot Size (Sq. Ft.)

Lot Size (Acres)

74487

1.71

Heating Natural Gas Inclusions n/a

Restrictions None Known

Reports Floor Plans

TOTAL MONTHLY PAYMENT \$\$7,678.96 + GST - INCLUDES HEAT & WATER. FOR LEASE: SHOP/OFFICE & FENCED COMPOUND - great location in the Richmond Industrial Park. This 4,827 sq.ft. shop space is in a multi-tenant building on 1.7 acres. First Shop: 2,100 +/- sq.ft. (70'x30' +/-), one 16'x16' overhead door, sump, one-tone crane. NOTE: No mezzanine storage. OFFICE: 300+/- sq.ft (10'x30'), one washroom. Second Shop: One Tonne Crane! (16' x 16') electric lift overhead door, 110V and 220V power, fluorescent lighting, concrete flooring, ceiling fans, overhead heating, a sump with separator, shared washroom and 16' clear height. OFFICE: 10' x 10' +/- office, complete with new VCT flooring, painted drywall on walls and ceiling. The yard area is 120 feet deep, good radius for truck turning, shop access and parking. ZONING: is IG- General Industrial. RENT: \$13.50/sq.ft. (\$5,430.38) + GST, 2026 BUDGETED NET COSTS: \$5.59/sq.ft. (\$2,248.58) + GST, which includes heat and water. AVAILABLE: January 1, 2026 SUPPLEMENTS: Total Monthly Payment, Floor Plan, Plot Plan. To view supplements not visible on this website contact **REALTOR®**

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