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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
33122


MLS ID:
A2272794

\$13.50



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

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

Transaction Type

For Lease

Days On Market

1

Lease Amount

13.50

Lease Frequency

Monthly

Zoning

IG

Subdivision

Richmond Industrial Park

Year Built

1977

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

7822679

Building Area (Sq. Ft.)

4827.00

Building Area (Sq. M.)

448.44

Lot Size (Sq. Ft.)

74487

Lot Size (Acres)

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 Cranel (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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