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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
33747


MLS ID:
A2281802

\$13



 **AMANDA HENTGES**
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 CommVest Realty Ltd.
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Transaction Type For Lease	Title Fee Simple	Days On Market 123
Lease Amount 13.00	Lease Frequency Monthly	Zoning IG
Subdivision Richmond Industrial Park	Year Built 1977	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0425538
Building Area (Sq. Ft.) 2500.00	Building Area (Sq. M.) 232.26	Lot Size (Sq. Ft.) 70131
Lot Size (Acres) 1.61	Electric 220 Volts	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

Total Monthly Payment \$4,020.83 + GST plus Utilities FOR LEASE SHOP/OFC: 2,500 sq.ft. +/- in multi-tenant 20,000 sq.ft. building on 1.61 acres SHOP: 2,000 sq.ft. +/- (25'x80'), 1 Overhead door (14'hx12'w), 220V power, concrete floor, sump, 1 washroom, fluorescent lighting, ceiling fan, Overhead unit heater OFFICE: 500 sq.ft. (25 'x 25' +/-) large reception area with one office. Vestibule entry, forced air heating, air conditioning, one washroom, T-bar ceiling, painted walls, vinyl plank/carpet PARKING: Proportionate share, additional parking (half triangular piece to SW may be available at extra cost). Paved front parking. Gravel rear yard. RENT: \$2,708.33 + GST (\$13/sq.ft.) 2026 BUDGETED NET COSTS: \$1,312.50/mo. + GST (\$6.30/sq.ft.) UTILITIES: Tenant pays direct - Pwr/Gas/Wtr AVAILABLE: Today! LOCATION: Richmond Industrial Park SUPPLEMENTS: Total Monthly Payment , Plot Plan and Floor Plan. To view supplements not visible on this website contact REALTOR® Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyers 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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