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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.  
 780-539-7131

 9503 113 Street , Grande Prairie , Alberta T8V 5L2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 66
<b>Lease Amount</b> 13.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> IG
<b>Subdivision</b> Richmond Industrial Park	<b>Year Built</b> 1977	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0425538
<b>Building Area (Sq. Ft.)</b> 2500.00	<b>Building Area (Sq. M.)</b> 232.26	<b>Lot Size (Sq. Ft.)</b> 70131
<b>Lot Size (Acres)</b> 1.61	<b>Electric</b> 220 Volts	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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