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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**
 (780) 539-7131

 CommVest Realty Ltd.
 780-539-7131

 9503 113 Street, Grande Prairie, Alberta T8V 5L2

Transaction Type	Title	Days On Market
For Lease	Fee Simple	2
Lease Amount	Lease Frequency	Zoning
13.00	Monthly	IG
Subdivision	Year Built	Structure Type
Richmond Industrial Park	1977	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0425538
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
2500.00	232.26	70131
Lot Size (Acres)	Electric	Inclusions
1.61	220 Volts	N/A
Restrictions	Reports	
None Known	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: April 1, 2026 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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