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105, 11302 95 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
33859


MLS ID:
A2282240

\$15



 **AMANDA HENTGES**
 (780) 539-7131

 CommVest Realty Ltd.
 780-539-7131

 105, 11302 95 Avenue , Grande Prairie , Alberta T8V 5M1

Transaction Type

For Lease

Days On Market

3

Lease Amount

15.00

Lease Frequency

Monthly

Zoning

IG

Subdivision

Richmond Industrial Park

Year Built

1979

Structure Type

Institutional

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

872-2357

Building Area (Sq. Ft.)

4000.00

Building Area (Sq. M.)

371.61

Lot Size (Sq. Ft.)

43560

Lot Size (Acres)

1.00

Inclusions

n/a

Restrictions

None Known

Reports

Plot Plan

Total Monthly Payment \$6,906.67 + GST. FOR LEASE: SHOP/OFFICE 4,000 sq.ft. +/- in two Tenant 14,500 sq.ft. building on 0.94 acres. Lots of windows/fenced yard. SHOP: 2,720 sq.ft. (40'x68') +/-, manual lift overhead door (14'wx16'h), electrical - 100A/600V, LED Lighting, sump, overhead unit heater, 1 washroom, clear ceiling height 17', parts room 17'x10' +/- . OFFICE: Large Reception with carpet tile floors, two private offices with windows, tile floors, fluorescent lighting, w/c accessible washroom. 2nd Floor - One Office, 22'x19' +/- Boardroom w/Barn doors, washroom PARKING: Good radius for bay access gravel, paved customer/staff parking to west of building ZONING: IG-General Industrial LOCATION: Richmond Industrial Park RENT: \$5,000.00 (\$15.00/sq.ft.) + gst BUDGETED NET COSTS: \$1,906.67 (\$5.72/sq.ft.) + gst UTILITIES: Tenant Pays PWR/GAS Water billed through QPM AVAILABLE: March 1, 2026 SUPPLEMENTS: Plot plan, Floor Plan, Total Monthly Payment. To view SUPPLEMENTS not visible on this site please contact REALTOR®. Measurements are +/- and must be confirmed by the recipient before being relied upon. It is the tenant's 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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