

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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	Days On Market	Lease Amount
For Lease	3	15.00
Lease Frequency	Zoning	Subdivision
Monthly	IG	Richmond Industrial Park
Year Built	Structure Type	Property Type
1979	Institutional	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	872-2357	4000.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
371.61	43560	1.00
Inclusions	Restrictions	Reports
n/a	None Known	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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.