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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
34683


**MLS ID:**  
A2297652

**\$14**



 **AMANDA HENTGES**  
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 CommVest Realty Ltd.  
 780-539-7131

  
101-103, 10821 78 Avenue , Grande Prairie , Alberta T8W 2L2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Zoning</b> IG
<b>Subdivision</b> Richmond Industrial Park	<b>Year Built</b> 1997	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9723375
<b>Building Area (Sq. Ft.)</b> 3600.00	<b>Building Area (Sq. M.)</b> 334.45	<b>Lot Size (Sq. Ft.)</b> 112820
<b>Lot Size (Acres)</b> 2.59	<b>Electric</b> Three Phase	<b>Heating</b> Natural Gas
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> Plot Plan

TOTAL MONTHLY PAYMENT \$6,090.00 + GST FOR LEASE 3 BAY SHOP: Easy access to Hwy 40/108 Street. 3,600 sq.ft. +/- in multi-tenant 14,800 sq.ft. +/- building on 2.59 acres SHOP: 3,600 sq.ft. +/- (60'x60'), three 12'x16" overhead doors, 125 Amp 120V three-phase four-wire power, three 20A 250V plugs, and one 50A 250V plug, sump, fluorescent lighting, ceiling fans, overhead unit heaters PARKING: Lots of parking. Proportionate share. Good radius for truck access to bays ZONING: IG - General Industrial. LOCATION: Richmond Industrial Park. RENT: \$4,200.00/month (\$14.00/sq.ft.) + GST BUDGETED 2026 NET COSTS: \$1,890.00/month (\$6.30/sq.ft.) + GST UTILITIES: POWER paid directly by tenant: GAS & WATER included in net Cost. AVAILABLE: May 31, 2026 SUPPLEMENTS: Plot plan, Total Monthly Payment. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.

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