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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
34684

**MLS ID:**  
A2297669

**\$13**



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

 CommVest Realty Ltd.  
 780-539-7131

 9507 113 Street , Grande Prairie , Alberta T8V 5L2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<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>Heating</b> Natural Gas
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> Plot Plan

Total Monthly Payment \$4,020.83 + GST SHOP/OFFICE: 2,500 sq.ft. (+/-) available in multi-tenant 20,000 sq.ft. (+/-) building on 1.61 acres. SHOP: 2,000 sq.ft. (+/-) (25'x80'), one 12'x16' overhead door, 220V power, concrete floor, florescent lighting, sump, ceiling fan, overhead unit heater, one washroom. Steel stairs to LARGE MEZZANINE with a cement floor. OFFICE: 500 sq.ft. (+/-) (25'x25'), large reception area with one office, lots of windows, T-bar ceiling, fluorescent lighting, AC, and one washroom. LOCATION: Richmond Industrial Park. PARKING: Proportionate share front and back of each bay. Additional parking may be available at an extra cost. RENT: \$2,708.00/month + GST (\$13.00/sq.ft.) NET COSTS: \$1,312.50/month + GST (\$6.30/sq.ft.) UTILITIES paid directly by tenant: POWER/GAS/WATER DATE AVAILABLE: June 1, 2026-Negotiable. SUPPLEMENTS: Plot Plan, Total Monthly Payment, Floor Plan

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