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## 97, 10821 78 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35182


**MLS ID:**  
A2309639

**\$14**



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

 CommVest Realty Ltd.  
 780-539-7131

  
97, 10821 78 Avenue , Grande Prairie , Alberta T8W 2L2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Weekly	<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>Building Area (Sq. Ft.)</b> 1200.00	<b>Building Area (Sq. M.)</b> 111.48	<b>Lot Size (Sq. Ft.)</b> 98445
<b>Lot Size (Acres)</b> 2.26	<b>Heating</b> Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

Total Monthly Payment \$2,077.00 +GST SHOP FOR LEASE: 1,200 +/- sq.ft. in multi-tenant 21,600 sq.ft. building on 2.26 acres. SHOP: 1,200 +/- sq.ft. (20'x60'), one OHD door (12'x16') manual lift, 120/208V, 400 amp electric, fluorescent lighting, sump, overhead unit heater, one washroom. PARKING: Proportionate share ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$1,400.00/month (\$14.00/sq.ft.) + GST NET COSTS: \$677.00/month (\$6.77/sq.ft.) + GST UTILITIES: POWER paid directly. WATER/GAS INCLUDED in Net Costs AVAILABLE: June 8, 2026 SUPPLEMENTS: Total Monthly Plan, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR) SUPPLEMENTS: Total Monthly Payment, Schedule A. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.

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