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## 10508 96 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35705


**MLS ID:**  
A2320712

**\$15**



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

 CommVest Realty Ltd.  
 780-539-7131

 10508 96 Avenue , Grande Prairie , Alberta T8V 5S2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> College Park	<b>Year Built</b> 1979
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 2500.00	<b>Building Area (Sq. M.)</b> 232.26	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

Total Monthly Payment \$3,958.33 + gst. FOR LEASE: Shop/Office, Easy Access 2,500 sq.ft. in multi-tenant building on 2.23 acres. Shop 32'6"x52'5" +/-, one 14'x14' overhead door, LED/fluorescent lighting, Tin walls/ceiling, Sump, Radiant Heat, one main floor washroom, clear ceiling height 14'. 2nd floor three offices (32'x13' +/-). PARKING: Proportionate Share, SIGNAGE: on man door, ZONING: IG-General Industrial, LOCATION: College Park, RENT: \$3,125.00 (\$15/sq.ft.) + gst, NET COSTS \$833.33 (\$4/sq.ft). + gst. UTILITIES: Tenant Pays Power/Gas. Water-Included in Net Costs. AVAILABLE: Aug 1, 2026. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR@

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