



GRASSROOTS
REALTY GROUP

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Bay 7, 11456 96 Avenue
Grande Prairie, Alberta

MLS # A2267270



\$14 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: Woodgrove Building

Bus. Name: -

Size: 2,427 sq.ft.

Zoning: IG

Heating: Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.71 Acres

Lot Feat: -

TOTAL MONTHLY PAYMENT \$\$\$3,962.16 + GST - INCLUDES HEAT & WATER. FOR LEASE: SHOP/OFFICE & FENCED COMPOUND - great location in the Richmond Industrial Park. This 2,427 sq.ft. shop space is in a multi-tenant building on 1.7 acres.. SHOP: One Tonne Crane! (16' x 16') electric lift overhead door, 110V and 220V power, fluorescent lighting, concrete flooring, ceiling fans, overhead heating, a sump with separator, shared washroom and 16' clear height. OFFICE: 10' x 10' +/- office, complete with new VCT flooring, painted drywall on walls and ceiling. The yard area is 120 feet deep, good radius for truck turning, shop access and parking. ZONING: is IG- General Industrial. RENT: \$14.00/sq.ft. (\$2,831.50) + GST, 2026 BUDGETED NET COSTS: \$5.59/sq.ft. (\$1,130.58) + GST, which includes heat and water. AVAILABLE: January 1, 2026 SUPPLEMENTS: Total Monthly Payment, Floor Plan, Plot Plan. To view supplements not visible on this website contact REALTOR®