



GRASSROOTS
REALTY GROUP

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Bay 4, 11456 96 Avenue
Grande Prairie, Alberta

MLS # A2267626



\$13 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Woodgrove

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Total Monthly Payment \$3,718.00 + GST INCLUDES HEAT & WATER. For Lease: SHOP/OFFICE- Richmond Industrial Park. This 2,400 sq.ft. shop space is in a multi-tenant building on 1.7 acres. SHOP: (76' x 30' +/-) Shop area offers a (14' x 16') electric lift overhead door, 110V and two 220V electrical plug- One ton overhead CRANE. Cement floors, ceiling fan, overhead unit heater, 18' +/- clear height, Washroom (Shared with Bay 5). OFFICE: 100 sq ft +/- (10' x 10') Office at back of shop, painted, fluorescent lighting The yard area is 120 feet deep +/-, so has good radius for truck turning, for shop access and parking. ZONING: IG- General Industrial RENT: \$13/sq.ft. - \$2,600.00+ GST 2026 BUDGETED NET COSTS: \$5.59/sq.ft.- \$ 1,118.00 + GST UTILITIES: INCLUDED Water/Heat, Tenant pays direct Power AVAILABLE: Jan 1, 2026 SUPPLEMENTS: Total Monthly Payment, Floor Plan, Plot Plan. To view supplements not visible on this website contact Realtor®