



**GRASSROOTS**  
REALTY GROUP

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**Bay 6, 11456 96 Avenue  
Grande Prairie, Alberta**

**MLS # A2267995**



**\$13 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** IG

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.71 Acres

**Lot Feat:** Paved

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

**SHOP/OFFICE:** Easy access, 2,400 +/- sq.ft. available on 1.71 acres in multi-tenant building. **SHOP:** 2,100 +/- sq.ft. (70'x30' +/-), one 16'x16' overhead door, sump, one tonne crane. **NOTE:** No mezzanine storage. **OFFICE:** 300+/- sq.ft (10'x30'), one washroom.

**LOCATION:** Richmond Industrial Park. **PARKING:** Paved, proportionate share. The yard area is 120 feet deep, good radius for truck turning, shop access, and parking. **ZONING:** IG- General Industrial. **RENT:** \$2,600/month (\$13.00/sq.ft.) + GST

2026 Budgeted NET COSTS: \$1,118 (\$5.59/sq.ft.)+ GST UTILITIES: POWER is paid directly to utility company GAS/WATER-INCLUDED in net costs

AVAILABLE: Today