



9503 113 Street
Grande Prairie, Alberta

MLS # A2281802



\$13 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	Libin Building
Bus. Name:	-
Size:	2,500 sq.ft.
Zoning:	IG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Natural Gas Not Paid, Water Not Paid, Electricity Not Paid
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	1.61 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Total Monthly Payment \$4,020.83 + GST plus Utilities FOR LEASE SHOP/OFC: 2,500 sq.ft. +/- in multi-tenant 20,000 sq.ft. building on 1.61 acres SHOP: 2,000 sq.ft. +/- (25'x80'), 1 Overhead door (14'hx12'w), 220V power, concrete floor, sump, 1 washroom, fluorescent lighting, ceiling fan, Overhead unit heater OFFICE: 500 sq.ft. (25' x 25' +/-) large reception area with one office. Vestibule entry, forced air heating, air conditioning, one washroom, T-bar ceiling, painted walls, vinyl plank/carpet PARKING: Proportionate share, additional parking (half triangular piece to SW may be available at extra cost). Paved front parking. Gravel rear yard. RENT: \$2,708.33 + GST (\$13/sq.ft.) 2026 BUDGETED NET COSTS: \$1,312.50/mo. + GST (\$6.30/sq.ft.) UTILITIES: Tenant pays direct - Pwr/Gas/Wtr AVAILABLE: April 1, 2026 LOCATION: Richmond Industrial Park SUPPLEMENTS: Total Monthly Payment , Plot Plan and Floor Plan. To view supplements not visible on this website contact REALTOR® Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information