



GRASSROOTS
REALTY GROUP

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98, 10821 78 Avenue
Grande Prairie, Alberta

MLS # A2296433



\$14 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: Kopeck Building

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: -

Heating: Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Total Monthly Payment \$2,077.00 +GST SHOP FOR LEASE: 1,200 +/- sq.ft. in multi-tenant 21,600 sq.ft. building on 2.26 acres. SHOP: 1,200 +/- sq.ft. (20'x60'), one OHD door (12'x16') manual lift, 120/208V, 400 amp electric, fluorescent lighting, sump, overhead unit heater, one washroom. PARKING: Proportionate share ZONING: IG - General Industrial LOCATION: Richmond Industrial Park RENT: \$1,400.00/month (\$14.00/sq.ft.) + GST NET COSTS: \$677.00/month (\$6.77/sq.ft.) + GST UTILITIES: POWER paid directly. WATER/GAS INCLUDED in Net Costs AVAILABLE: May 1, 2026 SUPPLEMENTS: Total Monthly Plan, Plot Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact Realtor