



9515 113 Street
Grande Prairie, Alberta

MLS # A2296445



\$13 per sq.ft.

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

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:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

Total Monthly Payment \$4,020.83 +GST END SHOP/OFFICE FOR LEASE: Easy access 2,500 sq.ft. (80'x25') in multi-tenant 20,000 total sq.ft building on 1.61 acres. SHOP: 2,000 sq.ft. (80'x25' +/-), one manual lift overhead door (12'X 14'), 220 volt elect, LED lighting, sump, two ceiling fans, overhead unit heater and mezzanine w/ cement floors. OFFICE: 500 sq.ft. (25'x25'), two carpeted offices, large reception area, tile/ceramic flooring, painted walls, T-bar ceiling, fluorescent lighting, air conditioned and one washroom. PARKING: Proportionate share front and rear, paved front, good radius for bay access. SIGNAGE: Over front door. ZONING: IG-General Industrial LOCATION: Richmond Ind. Park RENT: \$2,708.33/month(\$13/s.qft.) + GST NET COST: \$1,312.50/month (\$6.30/sq.ft.) +GST UTIL: GAS/PWR/WTR: Paid directly by tenant AVAILABLE: May 1, 2026 SUPPLEMENTS: Total Monthly Payment, Floor Plan and Plot Plan. “To view supplements not visible on this website contact REALTOR