



**GRASSROOTS**  
REALTY GROUP

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205, 8502 112 Street  
Grande Prairie, Alberta

MLS # A2137203



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

**Division:** Richmond Industrial Park

**Type:** Office

**Bus. Type:** Professional/Office

**Sale/Lease:** For Lease

**Bldg. Name:** Ucana Building

**Bus. Name:** -

**Size:** 600 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.14 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Total Monthly Payment \$1,014.50 + GST. FOR LEASE RENOVATED 2nd Floor OFFICE. convenient location, just off 84 Ave., 600 +/- sq. ft. in 18,360 +/- sq. ft. multi-tenant buildings on 1.14 acres. lots of windows, bright open area, 600 +/- sq. ft. (24'x25'), carpet flooring, painted walls, fluorescent lighting, forced air, one washroom. PARKING: Proportionate share, paved. ZONING: IG - Industrial General LOCATION: Richmond Industrial Park RENT: \$650.00/month (\$13.00/sq. ft.) + GST 2025 BUDGETED NET COSTS: \$248.00/month (\$4.96/sq. ft.) + GST 2025 BUDGETED UTILITIES: \$116.50/month (\$2.33/sq.ft.) GAS/POWER Tenant pays proportionate share: WATER AVAILABLE: Today! SUPPLEMENTS: Total Monthly Payment, Floor Plan. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR&reg;. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyer's 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