

**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

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.71 Acres

Sewer: -

Lot Feat: Paved

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 (legal Dec 31, 2025)