

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