

**9503 113 Street  
Grande Prairie, Alberta**

**MLS # A2281802**



## \$13 per sq.ft.

<b>Division:</b>	Richmond Industrial Park
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Industrial
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Libin Building
<b>Bus. Name:</b>	-
<b>Size:</b>	2,500 sq.ft.
<b>Zoning:</b>	IG
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	Natural Gas Not Paid, Water Not Paid, Electricity Not Paid
<b>Parking:</b>	-
<b>Lot Size:</b>	1.61 Acres
<b>Lot Feat:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	Public
<b>Sewer:</b>	-
<b>Inclusions:</b>	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