

105, 11302 95 Avenue
Grande Prairie, Alberta

MLS # A2282240



\$15 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Rachel Building
Bus. Name:	-
Size:	4,000 sq.ft.
Zoning:	IG
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/a
Addl. Cost:	-
Based on Year:	-
Utilities:	Natural Gas Not Paid, Water Not Paid, Electricity Not Paid
Parking:	-
Lot Size:	1.00 Acre
Lot Feat:	-

Total Monthly Payment \$6,906.67 + GST. FOR LEASE: SHOP/OFFICE 4,000 sq.ft. +/- in two Tenant 14,500 sq.ft. building on 0.94 acres. Lots of windows/fenced yard. SHOP: 2,720 sq.ft. (40'x68') +/-, manual lift overhead door (14'wx16'h), electrical - 100A/600V, LED Lighting, sump, overhead unit heater, 1 washroom, clear ceiling height 17', parts room 17'x10' +/- . OFFICE: Large Reception with carpet tile floors, two private offices with windows, tile floors, fluorescent lighting, w/c accessible washroom. 2nd Floor - One Office, 22'x19' +/- Boardroom w/Barn doors, washroom PARKING: Good radius for bay access gravel, paved customer/staff parking to west of building ZONING: IG-General Industrial LOCATION: Richmond Industrial Park RENT: \$5,000.00 (\$15.00/sq.ft.) + gst BUDGETED NET COSTS: \$1,906.67 (\$5.72/sq.ft.) + gst UTILITIES: Tenant Pays PWR/GAS Water billed through QPM AVAILABLE: March 1, 2026 SUPPLEMENTS: Plot plan, Floor Plan, Total Monthly Payment. To view SUPPLEMENTS not visible on this site please contact REALTOR®. Measurements are +/- and must be confirmed by the recipient before being relied upon. It is the tenant'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