



Bay 7, 11456 96 Avenue  
Grande Prairie, Alberta

MLS # A2284974



**\$15 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Woodgrove Building

**Bus. Name:** -

**Size:** 2,427 sq.ft.

**Zoning:** IG

**Heating:** Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.71 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

TOTAL MONTHLY PAYMENT \$4,265.46 + GST - INCLUDES HEAT & WATER. FOR LEASE: SHOP/OFFICE & FENCED COMPOUND - great location in the Richmond Industrial Park. This 2,427 sq.ft. shop space is in a multi-tenant building on 1.7 acres.. SHOP: One Tonne Crane! (16' x 16') electric lift overhead door, 110V and 220V power, fluorescent lighting, concrete flooring, ceiling fans, overhead heating, a sump with separator, shared washroom and 16' clear height. OFFICE: 10' x 10' +/- office, complete with new VCT flooring, painted drywall on walls and ceiling. The yard area is 120 feet deep, with a good radius for truck turning, shop access and parking. ZONING: is IG- General Industrial. RENT: \$15.50/sq.ft. (\$3,134.88) + GST, 2026 BUDGETED NET COSTS: \$5.59/sq.ft. (\$1,130.58) + GST , which includes heat and water. AVAILABLE: April 1, 2026 SUPPLEMENTS: Total Monthly Payment, Floor Plan, Plot Plan. To view supplements not visible on this website contact REALTOR®;