

\$13 - 9614 105 Street, Grande Prairie

MLS® #A2227250

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.33 Acres

College Park., Grande Prairie, Alberta

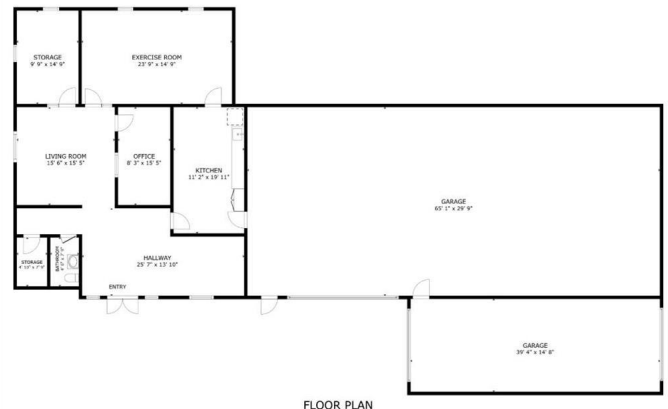
Renovated Industrial Shop with Office and
Gated Yard FOR LEASE \$13/SQFT PLUS
NNN APROX TOTAL MONTHLY PAYMENT:

\$4459 BASE RENT + \$654.42 PROP TAX +
\$500 INSURANCE + UTILITIES AND YARD
MAINTENANCE – Zoned IG-immediate
possession! ALSO AVAILABLE FOR SALE
FOR \$450,000

Rare opportunity to acquire a centrally located
industrial shop with a gated yard this property
offers a well-equipped workspace with office
space and secure outdoor storage.

Property Features:

- Shop Space: Main shop area measures 29' wide by 63' long and includes a 10' high x 16' wide overhead door. Additional heated side shop space with an overhead door.
- Office Space: Includes a reception area, lunchroom, one private office, and a back section that could be converted into 2-3 offices or a boardroom. Fiber optic internet is available.
- Power & Utilities: Previously used for welding, featuring 225-amp electrical service with multiple welding plugs.
- Yard & Storage: Paved, fenced, and gated yard. Additional leased land to the north (\$1,500 for five years) could be fenced for extra storage or parking.
- Additional Structures: A front building, not included in square footage, can be renovated for additional office space or removed to expand the yard.



-Restrooms: Two renovated bathrooms – one for the office and one for the shop.

-Zoning & Permitted Uses (IG Zoning)

This flexible zoning allows for a wide range of industrial, commercial, and service-based businesses. Permitted uses include:

-Automotive and equipment repair, sales, and rentals

-Commercial storage, warehousing, and distribution

-Manufacturing, welding, and oilfield support

-Contractor businesses, equipment rental, and fleet services

-Breweries, distilleries, and wineries

-Restaurants, retail, and service stations

-Prime Location & Investment Potential

This is a rare chance to secure a fully functional industrial space at an unbeatable price point. Ideal for owner-operators, investors, or businesses looking to expand. For more details or to schedule a viewing, contact us today.

Built in 1937

Essential Information

MLS® #	A2227250
Price	\$13
Bathrooms	0.00
Acres	0.33
Year Built	1937
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	9614 105 Street
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta

Postal Code T8V 6M3

Amenities

Parking Spaces 10

Additional Information

Date Listed June 3rd, 2025

Days on Market 14

Zoning IG

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.