

\$12 - 9511 113 Street, Grande Prairie

MLS® #A2261142

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 1.61 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

Total Monthly Payment \$3,697.92/mo. + GST
FOR LEASE RENOVATED 2,500 sq.ft.
SHOP/OFFICE in multi-tenant 20,000 sq.ft.
building on 1.61 acres. SHOP: 1775 sq.ft. +/-
(25'x71' +/-), one electric lift overhead door
(12'x14'), 220V power, sump, one washroom,
fluorescent lighting, ceiling fan, overhead unit
heater, and taps. Metal stairwell to
mezzanine. MEZZANINE: Cement floor, steel
stairs, drywall walls, t-bar ceiling, fluorescent
lights OFFICE: 725 sq.ft. +/- (25'x29' +/-),
Reception, private office, copy area/storage or
additional office area, large coffee area, one
washroom, forced air/AC PARKING: Prop.
share, additional parking may be avail. at extra
cost. Paved front parking.

RENT: \$2,500.00/mo + GST (\$12/sq.ft.) 2025
BUDGETED NET COSTS: \$1,197.92/mo. +
GST (\$5.75/sq.ft.)

LOCATION: Richmond Industrial Park

UTILITIES: Tenant pays direct -
Power/Gas/Water

AVAILABLE: November 1, 2025

SUPPLEMENTS: Total Monthly Payment,
Floor Plan and Plot Plan . To view
supplements not available on the site contact
REALTOR®. Measurements are +/- and
must be confirmed by recipient prior to 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-po>



licies-procedures/bylaws/land-use-bylaw for
more information

Built in 1977

Essential Information

MLS® #	A2261142
Price	\$12
Bathrooms	0.00
Acres	1.61
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	9511 113 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5L2

Amenities

Utilities	Electricity Not Paid For, Natural Gas Not Paid, Water Not Paid
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Additional Information

Date Listed	October 3rd, 2025
Days on Market	17
Zoning	IG

Listing Details

Listing Office	CommVest Realty Ltd.
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