

\$13 - Bay 4, 11456 96 Avenue, Grande Prairie

MLS® #A2267626

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

Total Monthly Payment \$3,718.00 + GST
INCLUDES HEAT & WATER. For Lease:
SHOP/OFFICE- Richmond Industrial Park.

This 2,400 sq.ft. shop space is in a
multi-tenant building on 1.7 acres.

SHOP: (76' x 30' +/-) Shop area offers a (14' x
16') electric lift overhead door, 110V and two
220V electrical plug- One ton overhead
CRANE. Cement floors, ceiling fan, overhead
unit heater, 18' +/- clear height, Washroom
(Shared with Bay 5).

OFFICE: 100 sq ft +/- (10' x 10') Office at
back of shop, painted, fluorescent lighting
The yard area is 120 feet deep +/-, so has
good radius for truck turning, for shop access
and parking.

ZONING: IG- General Industrial

RENT: \$13/sq.ft. - \$2,600.00+ GST

2026 BUDGETED NET COSTS: \$5.59/sq.ft.- \$
1,118.00 + GST

UTILITIES: INCLUDED Water/Heat,
Tenant pays direct Power

AVAILABLE: Jan 1, 2026

SUPPLEMENTS: Total Monthly Payment,
Floor Plan, Plot Plan. To view supplements not
visible on this website contact Realtor®

Built in 1980

Essential Information

MLS® # A2267626

Price \$13



Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	Bay 4, 11456 96 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5M4

Additional Information

Date Listed	October 29th, 2025
Days on Market	1

Listing Details

Listing Office	CommVest Realty Ltd.
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