

# \$13 - 205, 8502 112 Street, Grande Prairie

MLS® #A2137203

## \$13

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.14 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Total Monthly Payment \$1,014.50 + GST.  
FOR LEASE RENOVATED 2nd Floor  
OFFICE. convenient location, just off 84 Ave.,  
600 +/- sq. ft. in 18,360 +/- sq. ft. multi-tenant  
buildings on 1.14 acres. lots of windows, bright  
open area, 600 +/- sq. ft. (24'x25'), carpet  
flooring, painted walls, fluorescent lighting,  
forced air, one washroom. PARKING:  
Proportionate share, paved. ZONING: IG -  
Industrial General LOCATION: Richmond  
Industrial Park RENT: \$650.00/month  
(\$13.00/sq. ft.) + GST 2025 BUDGETED NET  
COSTS: \$248.00/month (\$4.96/sq. ft.) + GST  
2025 BUDGETED UTILITIES: \$116.50/month  
(\$2.33/sq.ft.) GAS/POWER Tenant pays  
proportionate share: WATER AVAILABLE:  
Today! SUPPLEMENTS: Total Monthly  
Payment, Floor Plan. To obtain copies of  
SUPPLEMENTS not visible on this site please  
contact REALTOR®. Measurements are +/-  
and must be confirmed by recipient prior to  
being relied upon. It is the tenant/buyer'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

Built in 1980

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2137203   |
| Price      | \$13       |
| Bathrooms  | 0.00       |
| Acres      | 1.14       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 205, 8502 112 Street     |
| Subdivision | Richmond Industrial Park |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8V 5X4                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2024 |
| Days on Market | 405            |
| Zoning         | IG             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | CommVest Realty Ltd. |
|----------------|----------------------|

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