

# \$16 - 3802 99 Street, Rural Grande Prairie No. 1, County of

MLS® #A2263529

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.00 Acres

County Industrial Park., Rural Grande Prairie  
No. 1, County of, Alberta

A fantastic opportunity to lease a versatile industrial property in the County Industrial Park, situated on 2.01 acres and zoned RM-2, offering excellent functionality for a range of industrial users. The 9,277 sq.ft. shop features a 18' ceiling height and is equipped with two 16'W x 14'H, three 14'W x 16'H, and one 9'W x 7'H overhead doors, ensuring convenient access for equipment and vehicles. The building includes four offices, two washrooms, a dedicated parts room, and is serviced by 200-amp, 3-phase power, well water, and a holding tank with pump-out septic system. The shop also boasts a 3-ton and two 5-ton overhead cranes with approximately 13' hook height, along with large concrete aprons providing ample space for maneuvering and parking. Lease Details: Base Rent: \$16.00/sq.ft = \$12,369.33/month, Additional Rent: \$4.00/sq.ft = \$3,092.33/month. Total Monthly Cost: \$15,461.66 plus GST. Contact your Commercial Realtor® today to arrange a viewing. Note: The Beam Profile Enclosure Building and equipment will be removed and is not being offered for lease.

Built in 1979

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2263529   |
| Price      | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 2.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 3802 99 Street                        |
| Subdivision | County Industrial Park.               |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 0C3                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 23                 |
| Zoning         | RM-2               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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