

# \$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 | 10                 |

### Listing Details

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

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