

**101-3, 10821 78 Avenue
Grande Prairie, Alberta**

MLS # A2248694



\$14 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	Kopeck Building
Bus. Name:	-
Size:	3,600 sq.ft.
Zoning:	IG

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Natural Gas Paid, Electricity Not Paid For, Water Paid For
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	2.59 Acres
Sewer:	Sewer	Lot Feat:	-
Inclusions:	N/A		

TOTAL MONTHLY PAYMENT \$5,520.00 + GST FOR LEASE 3 BAY SHOP: Easy access to Hwy 40/108 Street. 3,600 sq.ft. +/- in multi-tenant 14,800 sq.ft. +/- building on 2.59 acres SHOP: 3,600 sq.ft. +/- (60'x60'), three 14'x16' overhead doors, 125 Amp 120V three-phase four-wire power, three 20A 250V plugs, and one 50A 250V plug, sump, fluorescent lighting, ceiling fans, overhead unit heaters PARKING: Lots of parking. Proportionate share. Good radius for truck access to bays ZONING: IG - General Industrial. LOCATION: Richmond Industrial Park. RENT: \$4,200.00/month (\$14.00/sq.ft.) + GST BUDGETED NET COSTS: \$1,920.00/month (\$6.40/sq.ft.) + GST UTILITIES: POWER paid directly by tenant: GAS & WATER included in net Cost. AVAILABLE: October 1, 2025. SUPPLEMENTS: Plot plan, Total Monthly Payment. To obtain copies of SUPPLEMENTS not visible on this site please contact REALTOR®.