

**9511 113 Street
Grande Prairie, Alberta**

MLS # A2261142



\$12 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	Libin Building
Bus. Name:	-
Size:	2,500 sq.ft.
Zoning:	IG
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	Public
Sewer:	Public Sewer, Sewer
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	Natural Gas Not Paid, Water Not Paid, Electricity Not Paid
Parking:	-
Lot Size:	1.61 Acres
Lot Feat:	-

Total Monthly Payment \$3,697.92/mo. + GST FOR LEASE RENOVATED 2,500 sq.ft. SHOP/OFFICE in multi-tenant 20,000 sq.ft. building on 1.61 acres. SHOP: 1775 sq.ft. +/- (25'x71' +/-), one electric lift overhead door (12'x14'), 220V power, sump, one washroom, fluorescent lighting, ceiling fan, overhead unit heater, and taps. Metal stairwell to mezzanine. MEZZANINE: Cement floor, steel stairs, drywall walls, t-bar ceiling, fluorescent lights OFFICE: 725 sq.ft. +/- (25'x29' +/-), Reception, private office, copy area/storage or additional office area, large coffee area, one washroom, forced air/AC PARKING: Prop. share, additional parking may be avail. at extra cost. Paved front parking. RENT: \$2,500.00/mo + GST (\$12/sq.ft.) 2025 BUDGETED NET COSTS: \$1,197.92/mo. + GST (\$5.75/sq.ft.) LOCATION: Richmond Industrial Park UTILITIES: Tenant pays direct - Power/Gas/Water AVAILABLE: November 1, 2025 SUPPLEMENTS: Total Monthly Payment, Floor Plan and Plot Plan . To view supplements not available on the site contact REALTOR®. Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the Tenant'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