

**Bay 6, 11456 96 Avenue
Grande Prairie, Alberta****MLS # A2267995****\$13 per sq.ft.****Division:** Richmond Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,400 sq.ft.**Zoning:** IG**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.71 Acres**Sewer:** -**Lot Feat:** Paved**Inclusions:** none

SHOP/OFFICE: Easy access, 2,400 +/- sq.ft. available on 1.71 acres in multi-tenant building. SHOP: 2,100 +/- sq.ft. (70'x30' +/-), one 16'x16' overhead door, sump, one tonne crane. NOTE: No mezzanine storage. OFFICE: 300+/- sq.ft (10'x30'), one washroom. LOCATION: Richmond Industrial Park. PARKING: Paved, proportionate share. The yard area is 120 feet deep, good radius for truck turning, shop access, and parking. ZONING: IG- General Industrial. RENT: \$2,600/month (\$13.00/sq.ft.) + GST 2026 Budgeted NET COSTS: \$1,118 (\$5.59/sq.ft.)+ GST UTILITIES: POWER is paid directly to utility company GAS/WATER-INCLUDED in net costs AVAILABLE: Today