

\$14 - Bay 7, 11456 96 Avenue, Grande Prairie

MLS® #A2267270

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 1.71 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

TOTAL MONTHLY PAYMENT \$\$\$3,962.16 +
GST - INCLUDES HEAT & WATER. FOR
LEASE: SHOP/OFFICE & FENCED
COMPOUND - great location in the Richmond
Industrial Park. This 2,427 sq.ft. shop space is
in a multi-tenant building on 1.7 acres..
SHOP: One Tonne Crane! (16' x 16') electric
lift overhead door, 110V and 220V power,
fluorescent lighting, concrete flooring, ceiling
fans, overhead heating, a sump with
separator, shared washroom and 16' clear
height. OFFICE: 10' x 10' +/- office, complete
with new VCT flooring, painted drywall on
walls and ceiling. The yard area is 120 feet
deep, good radius for truck turning, shop
access and parking. ZONING: is IG- General
Industrial. RENT: \$14.00/sq.ft. (\$2,831.50) +
GST, 2026 BUDGETED NET COSTS:
\$5.59/sq.ft. (\$1,130.58) + GST , which
includes heat and water. AVAILABLE:
January 1, 2026 SUPPLEMENTS: Total
Monthly Payment, Floor Plan, Plot Plan. To
view supplements not visible on this website
contact REALTOR®

Built in 1977

Essential Information

MLS® #	A2267270
Price	\$14
Bathrooms	0.00



Acres	1.71
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	Bay 7, 11456 96 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5M4

Interior

Heating	Natural Gas
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Additional Information

Date Listed	October 29th, 2025
Days on Market	12
Zoning	IG

Listing Details

Listing Office	CommVest Realty Ltd.
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