

\$12 - 9511 113 Street, Grande Prairie

MLS® #A2261142

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 1.61 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

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-po>



licies-procedures/bylaws/land-use-bylaw for
more information

Built in 1977

Essential Information

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|------------|------------|
| MLS® # | A2261142 |
| Price | \$12 |
| Bathrooms | 0.00 |
| Acres | 1.61 |
| Year Built | 1977 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 9511 113 Street |
| Subdivision | Richmond Industrial Park |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 5L2 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Not Paid For, Natural Gas Not Paid, Water Not Paid |
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Additional Information

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|----------------|-------------------|
| Date Listed | October 3rd, 2025 |
| Days on Market | 7 |
| Zoning | IG |

Listing Details

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| Listing Office | CommVest Realty Ltd. |
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