

# \$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: Immediately

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

|            |            |
|------------|------------|
| 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 |
|-----------|----------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 36                |
| Zoning         | IG                |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | CommVest Realty Ltd. |
|----------------|----------------------|

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