

\$16 - 3802 99 Street, Rural Grande Prairie No. 1, County of

MLS® #A2263529

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 2.00 Acres

County Industrial Park., Rural Grande Prairie
No. 1, County of, Alberta

A fantastic opportunity to lease a versatile industrial property in the County Industrial Park, situated on 2.01 acres and zoned RM-2, offering excellent functionality for a range of industrial users. The 9,277 sq.ft. shop features a 18' ceiling height and is equipped with two 16'W x 14'H, three 14'W x 16'H, and one 9'W x 7'H overhead doors, ensuring convenient access for equipment and vehicles. The building includes four offices, two washrooms, a dedicated parts room, and is serviced by 200-amp, 3-phase power, well water, and a holding tank with pump-out septic system. The shop also boasts a 3-ton and two 5-ton overhead cranes with approximately 13' hook height, along with large concrete aprons providing ample space for maneuvering and parking. Lease Details: Base Rent: \$16.00/sq.ft = \$12,369.33/month, Additional Rent: \$4.00/sq.ft = \$3,092.33/month. Total Monthly Cost: \$15,461.66 plus GST. Contact your Commercial Realtor® today to arrange a viewing. Note: The Beam Profile Enclosure Building and equipment will be removed and is not being offered for lease.

Built in 1979

Essential Information



MLS® #	A2263529
Price	\$16
Bathrooms	0.00
Acres	2.00
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	3802 99 Street
Subdivision	County Industrial Park.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0C3

Additional Information

Date Listed	October 15th, 2025
Days on Market	22
Zoning	RM-2

Listing Details

Listing Office	RE/MAX Grande Prairie
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