

\$3,500 - East, 10424 96 Avenue, Grande Prairie

MLS® #A2253715

\$3,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

College Park., Grande Prairie, Alberta

Total Monthly Payment \$3500 + GST, Power & Gas! FOR LEASE: 1,660 sq.ft. SHOP/Office in two tenant building on 0.18 Acres Garage: (30'8"x35'7" +/-), one electrical-lift Overhead Door (10'x10+/-), 100 Amp, Updated LED lightning, sump, ceiling fan, overhead unit heater, one washroom, 10' clear ceiling height.

OFFICE: Reception, Two offices & Boardroom - Vinyl Plank Floors, Painted Drywall Walls, T-Bar & LED Lights PARKING: Fenced/Gravel Lot ZONING: IG-General Industrial. LOCATION: College Park. RENT: \$3,000/month + GST. BUDGETED NET COST: Included. UTILITIES: Included in net costs: Water. TENANT PAYS-Power/Gas AVAILABLE: Negotiable Est - Oct 1/25 Measurements are +/- and must be confirmed by recipient prior to being relied upon. It is the tenant/buyers responsibility to ensure use of the property/building/space complies with municipal by-laws and zoning regulations. See <https://cityofgp.com/city-government/bylaws-policies-procedures/bylaws/land-use-bylaw> for more information.

Built in 1962

Essential Information

MLS® #	A2253715
Price	\$3,500
Bathrooms	0.00
Acres	0.00



Year Built	1962
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	East, 10424 96 Avenue
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5V2

Additional Information

Date Listed	September 4th, 2025
Days on Market	5

Listing Details

Listing Office	CommVest Realty Ltd.
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