

# \$18 - B, 11474 96 Avenue, Grande Prairie

MLS® #A2221943

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

LARGE FENCED YARD with double bay shop in Richmond industrial. Shop bays are 61' and 65' deep. 16' X 16' automatic overhead doors . 3 phase power, sump ,shop bathroom, tool crib and additional 1100 Sq Ft storage mezzanine (not counted in Sq Ft ). Paved parking out front. Has a oversized welcoming reception that could handle multiple desks. Has 1 private office + office bathroom . Base Rent is \$5919.00 and Additional Rent is \$1752.68 for a Total of \$7671.68/month plus GST.

Built in 1981

## Essential Information

MLS® #	A2221943
Price	\$18
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	B, 11474 96 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie



Province	Alberta
Postal Code	T8V5M4

**Interior**

Heating	Forced Air, Natural Gas, Radiant
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**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	8
Zoning	IG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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