

# \$3,500 - B, 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 lighting, sump, ceiling fan, overhead unit heater, one washroom, 10' clear ceiling height, washing machine hook-ups. 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: \$3,500/month + GST. BUDGETED NET COST: Included. UTILITIES: Included in net costs: Water. TENANT PAYS-Power/Gas AVAILABLE: Today! 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     | B, 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 | 13                  |

### Listing Details

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

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