

# \$13 - 9614 105 Street, Grande Prairie

MLS® #A2227250

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.33 Acres

College Park., Grande Prairie, Alberta

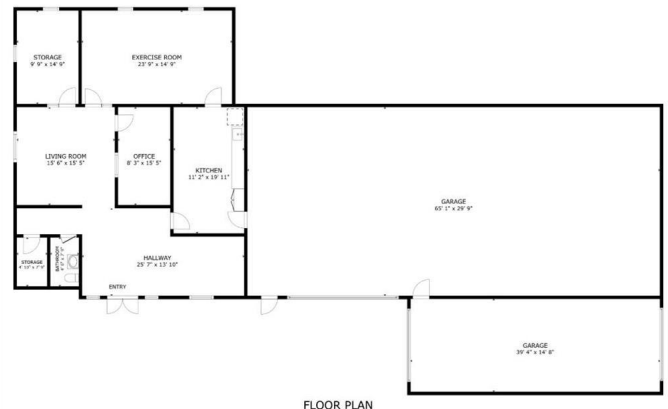
Renovated Industrial Shop with Office and  
Gated Yard FOR LEASE \$13/SQFT PLUS  
NNN APROX TOTAL MONTHLY PAYMENT:

\$4459 BASE RENT + \$654.42 PROP TAX +  
\$500 INSURANCE + UTILITIES AND YARD  
MAINTENANCE – Zoned IG-immediate  
possession! ALSO AVAILABLE FOR SALE  
FOR \$450,000

Rare opportunity to acquire a centrally located  
industrial shop with a gated yard this property  
offers a well-equipped workspace with office  
space and secure outdoor storage.

Property Features:

- Shop Space: Main shop area measures 29' wide by 63' long and includes a 10' high x 16' wide overhead door. Additional heated side shop space with an overhead door.
- Office Space: Includes a reception area, lunchroom, one private office, and a back section that could be converted into 2-3 offices or a boardroom. Fiber optic internet is available.
- Power & Utilities: Previously used for welding, featuring 225-amp electrical service with multiple welding plugs.
- Yard & Storage: Paved, fenced, and gated yard. Additional leased land to the north (\$1,500 for five years) could be fenced for extra storage or parking.
- Additional Structures: A front building, not included in square footage, can be renovated for additional office space or removed to expand the yard.



-Restrooms: Two renovated bathrooms – one for the office and one for the shop.

**-Zoning & Permitted Uses (IG Zoning)**

This flexible zoning allows for a wide range of industrial, commercial, and service-based businesses. Permitted uses include:

-Automotive and equipment repair, sales, and rentals

-Commercial storage, warehousing, and distribution

-Manufacturing, welding, and oilfield support

-Contractor businesses, equipment rental, and fleet services

-Breweries, distilleries, and wineries

-Restaurants, retail, and service stations

**-Prime Location & Investment Potential**

This is a rare chance to secure a fully functional industrial space at an unbeatable price point. Ideal for owner-operators, investors, or businesses looking to expand. For more details or to schedule a viewing, contact us today.

Built in 1937

**Essential Information**

MLS® #	A2227250
Price	\$13
Bathrooms	0.00
Acres	0.33
Year Built	1937
Type	Commercial
Sub-Type	Industrial
Status	Active

**Community Information**

Address	9614 105 Street
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta

Postal Code            T8V 6M3

**Amenities**

Parking Spaces        10

**Additional Information**

Date Listed            June 3rd, 2025

Days on Market        16

Zoning                 IG

**Listing Details**

Listing Office           Sutton Group Grande Prairie Professionals

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