

10203B 123 Street
Grande Prairie, Alberta

MLS # A2180536



\$16 per sq.ft.

Division: Brochu Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 11,500 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.69 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

This 11,500 sq. ft. industrial building, situated on 2.69 acres in a highly sought-after industrial park directly east of the Grande Prairie Airport, is an exceptional opportunity for a variety of industrial businesses. It offers approximately 2,800 sq. ft. of office space across the main and mezzanine levels, 8,700 sq. ft. of shop/warehouse area, paved front parking, and a fenced rear yard. The building features air-conditioned offices, upgraded lighting, and 600 Amp electrical service, while the shop includes two 12'x12' and two 16'x16' overhead doors, a sump, and two functional warehouse sections. Office amenities include a reception area, five offices, a boardroom, a lunchroom, and three washrooms. Lease terms are \$16/sq. ft. base rent (\$15,333.33/month) plus GST, with additional rent (taxes and insurance) of approximately \$4,791.67/month plus GST. Contact your Commercial Realtor© today for more details or to arrange a showing.