

**10221 121 Street
Grande Prairie, Alberta**

MLS # GP104183



\$4,500,000

Division: Airport G.P.

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: Airport Industrial Park

Bus. Name: -

Size: 22,500 sq.ft.

Zoning: IG

Heating: Natural Gas, Other, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Electricity, Phone

Exterior: -

Parking: Gravel Driveway

Water: -

Lot Size: 6.75 Acres

Sewer: -

Lot Feat: -

Inclusions: Both buildings include washer and air-compressor. 10, 000 sq. ft. building has a 10 ton crane and the 12, 500 sq. ft. building has a 2 ton crane. Seller will provide surveys with compliance on both properties and a Phase I Environmental Report suitable for bank financing.

Property is located in Airport Industrial Park and consists of 3 lots and 2 buildings. Each lot consists of 2.25 acres and are graveled with perimeter of the 3 lots being fenced - #1 - Main Shop consists of 10,000 sq. ft. , has 6 - 16 ft. x 16 ft. O.H. doors with electric openers plus a pit sump. Approximately 2,500 sq. ft. of air-conditioned office space and 2,500 sq. ft. mezzanine . Shop # 2 - is 12,500 sq. ft., has 2 - 16 ft. x 20 ft. O.H. doors with electric openers with wash bay drive-thru and 6 -16 ft. x 16 ft. O.H. doors with electric openers. The well and septic are shared between both buildings. The properties are well maintained. City sewer and water will be available but not installed.