

**9620 112 Street
Grande Prairie, Alberta**

MLS # A2193954



\$2,700,000

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 23,408 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.07 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Investment opportunity with near 10% CAP rate with great long term tenants. This property has 2 buildings on the property with Triple "A" tenants, located in a high traffic area. Building One has a 4 year lease in place and a new roof in 2024, 10,010 sq. ft., office mezzanine - 3,360 sq. ft. and parts mezzanine 1,787 sq. ft. for a total of 15,157 sq. ft., private fenced yard and 600 amp main service. This building is currently leased to one tenant occupying 4 spaces with 4 services which can easily be reverted for multiple tenants in the future. Building Two - 12,348 sq. ft. on main floor with 896 sq. ft. of mezzanine storage. Roof is metal, 200 amp electric service. 4 - 16 ft. x 14 ft. O.H. doors. paved front yard, and private graveled yard with chain link fencing. Building 2 is currently leased to one tenant but has 3 separate leasable spaces, with 3 services for future tenants if required. Both buildings of steel and concrete block construction. Both building are in very good condition and been well maintained with upgraded HVAC in both buildings. Excellent return with annual gross income of \$373,920 per year.