

**10203B 123 Street  
Grande Prairie, Alberta**

**MLS # A2207277**



**\$14 per sq.ft.**

**Division:** Brochu Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,555 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Well

**Lot Size:** 1.05 Acres

**Sewer:** Holding Tank

**Lot Feat:** -

**Inclusions:** n/a

Stand alone mostly shop, with office, on 1.05 fenced acres. Shop has 600 amp power with 2) 16' X 16' and 2) 12' X 12' automatic overhead doors +sumps. Shop is set up with high end make up air and upgraded lights. The office space has AC and features reception area, 3 private offices on main floor (1 in shop) and 3 upstairs, has separate office and shop bathrooms + shower and a kitchenette/ staff room. Front parking lot is paved. Very close to the airport and Hwy 43. Base Rent is \$13,480.83 plus additional rent of \$4590.61 for a Total of \$18,071.44/month plus GST. Shareholder of owner is a licensed Realtor in Alberta.