

\$16 - 10203b 123 Street, Grande Prairie

MLS® #A2180536

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 2.69 Acres

Brochu Industrial., Grande Prairie, Alberta

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.

Built in 2004

Essential Information

MLS® #	A2180536
Price	\$16
Bathrooms	0.00
Acres	2.69
Year Built	2004
Type	Commercial



Sub-Type	Industrial
Status	Active

Community Information

Address	10203b 123 Street
Subdivision	Brochu Industrial.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8B7

Additional Information

Date Listed	December 5th, 2024
Days on Market	99
Zoning	IG

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.