

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 12404 111TH AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Grande Prairie, Alberta



**Listing ID:**  
27629


**MLS ID:**  
A2063835

**\$849,000**



 **RICK WALLAN**  
 (780) 518-3313

 All Peace Realty Ltd.  
 780-354-3313

 12404 111th Avenue , Grande Prairie , Alberta T8V 7Z4

<b>Transaction Type</b> For Sale	<b>Title</b> Life Lease	<b>Days On Market</b> 724
<b>Zoning</b> AP	<b>Subdivision</b> Airport G.P.	<b>Year Built</b> 2003
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 6172NY	<b>Building Area (Sq. Ft.)</b> 7812.00	<b>Building Area (Sq. M.)</b> 725.75
<b>Lot Size (Sq. Ft.)</b> 33541	<b>Lot Size (Acres)</b> 0.77	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Airport Hanger at the Grande Prairie Airport. Hanger is 70 x 90 wide with an 84 ft bifold power door. Steel Construction, metal exterior, bright white metal interior. Windows around the top of the building, the owner installed after purchase. The hangar has 2 unit heaters, 2 radiant heaters, concrete floors, 220 power and a 2 piece bath. The office is 36 x 42, has 5 offices, 2 baths, reception area and kitchen. Very nicely done with tile floors and upper-end finishings. In-floor heat and municipal water, septic pumps into the airport system. The airport lease assumable expires October 31st, 2026, the new owner can enter into a new lease for 15 years. Aviation uses only. Call your Realtor today to book a viewing.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.