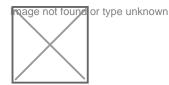


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 12404 111TH AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 27629

MLS ID: A2063835 \$849,000



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r<u>P</u>ri

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

**Transaction Type** 

For Sale

Title

Life Lease

**Days On Market** 

724

Zoning

ΑP

Subdivision Airport G.P.

Year Built 2003

**Structure Type** 

Industrial

**Property Type** Commercial

**Property Sub Type** 

Industrial

Legal Plan 6172NY

Building Area (Sq. M.)

725.75

Lot Size (Sq. Ft.)

Lot Size (Acres)

Building Area (Sq. Ft.)

Inclusions N/A

33541

Reports

0.77

7812.00

Restrictions None Known 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.

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