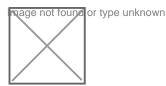


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10203B 123 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 30041

MLS ID: A2207277

\$14



 $\stackrel{\circ}{=}$ TIM BLAKE

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10203B 123 Street , Grande Prairie , Alberta T8V8B7

Transaction Type

For Lease

Days On Market

48

Lease Amount

14.00

Lease Frequency

Annually

Zoning IG Subdivision
Brochu Industrial

Year Built

2004

Structure Type Industrial Property Type Commercial

Property Sub Type

Industrial

Legal Plan 9823469 Building Area (Sq. Ft.)

11555.00

Building Area (Sq. M.)

1073.49

Lot Size (Sq. Ft.)

45738

Lot Size (Acres)

1.05

Electric

600 Amp Service

Cooling Central Air Inclusions

n/a

RestrictionsReportsNone KnownNone

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.

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