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10203B 123 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta

Listing ID:
30041

MLS ID:
A2207277

\$13



 **TIM BLAKE**
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10203B 123 Street , Grande Prairie , Alberta T8V8B7

Transaction Type For Lease	Days On Market 407	Lease Amount 13.00
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
Restrictions None Known	Reports None	

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 \$12,517.92 plus additional rent of \$4590.61 for a Total of \$17,108.53/month plus GST. Shareholder of owner is a licensed Realtor in Alberta.

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