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## 12002 106 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30540


**MLS ID:**  
A2218708

**\$18**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 12002 106 Avenue , Grande Prairie , Alberta T8V 8B4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 9
<b>Lease Amount</b> 18.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> General Industrial (IG)
<b>Subdivision</b> Airport G.P.	<b>Year Built</b> 2000	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0021270
<b>Building Area (Sq. Ft.)</b> 6750.00	<b>Building Area (Sq. M.)</b> 627.09	<b>Lot Size (Sq. Ft.)</b> 124146
<b>Lot Size (Acres)</b> 2.85	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

This well-maintained 6,750 sq. ft. industrial shop is situated on 2.85 acres of fully fenced and graveled yard, featuring paved front parking and municipal water. The 60' x 75' shop offers three full-length 60' bays, each equipped with a 16' x 18' overhead door, a designated parts area, and mezzanine storage. Inside, the office layout includes four private offices, a reception area, boardroom, and washroom, designed to support daily operations with functionality and efficiency. The site layout maximizes usability with ample yard space and excellent building placement, making it an ideal fit for a variety of industrial users. Additional Rent: \$4.75 PSF. Contact your Commercial Realtor® for more information or to schedule a tour.

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