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## 15810 102 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Rural Grande Prairie No. 1, County Of, Alberta



**Listing ID:**  
31171


**MLS ID:**  
A2234790

**\$14**



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

 RE/MAX Grande Prairie  
 780-538-4747

  
15810 102 Street , Rural Grande Prairie No. 1, County Of , Alberta T8X 0K7

|   |                                     |   |
|---|-------------------------------------|---|
| <b>Transaction Type</b><br>For Lease    | <b>Title</b><br>Fee Simple          | <b>Days On Market</b><br>1                |
| <b>Zoning</b><br>CC                     | <b>Subdivision</b><br>Althen Corner | <b>Nearest Town</b><br>Grande Prairie     |
| <b>Year Built</b><br>2015               | <b>Structure Type</b><br>Mixed Use  | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Mixed Use   | <b>Legal Plan</b><br>0624930        | <b>Building Area (Sq. Ft.)</b><br>4671.00 |
| <b>Building Area (Sq. M.)</b><br>433.95 | <b>Inclusions</b><br>n/a            | <b>Restrictions</b><br>None Known         |
| <b>Reports</b><br>None                  |                                     |   |

Discover this unique 4,671 SF commercial industrial space in Althen Corner, offering a reception area, office, large meeting room, and two bays with 14' x 14' overhead doors at the rear. Formerly a gym, this versatile space is suitable for light industrial, retail, or mixed-use. The Landlord is open to a TI allowance for improvements. Priced at \$14.00 PSF NNN with estimated triple net costs of \$4.50 PSF. Monthly Rent: (4,671 Sq.ft @ \$14 PSF = \$5,449.00/month + Estimated Additional Rent \$4.50 \* 4,671 Sq.ft = \$1,751.63 Total Monthly Rent = \$7,200.63 plus GST and utilities.) Call your Commercial Realtor© for more information or to book a showing today.

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