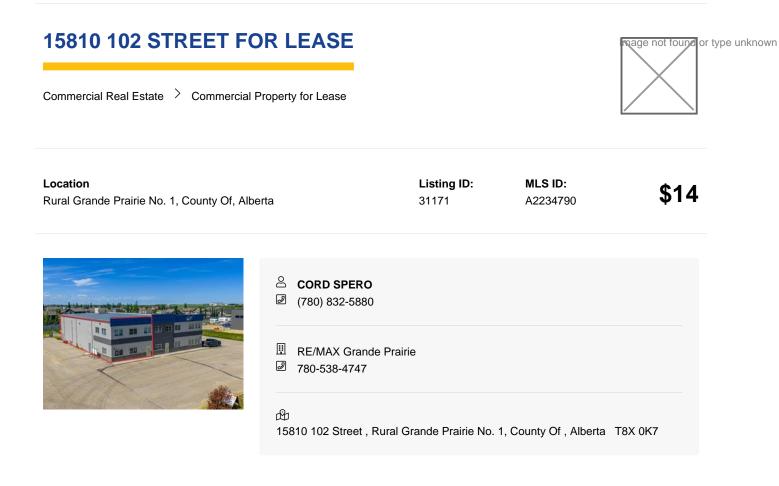


Generated: Jul 4, 2025, 10:54:52

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