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12002 106 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
33698


MLS ID:
A2280783

\$19



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

 RE/MAX Grande Prairie
 780-538-4747

 12002 106 Avenue , Grande Prairie , Alberta T8V 8B4

Transaction Type For Lease	Title Fee Simple	Days On Market 70
Lease Amount 19.00	Lease Frequency Annually	Zoning General Industrial (IG)
Subdivision Airport G.P.	Year Built 2000	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0021270
Building Area (Sq. Ft.) 6750.00	Building Area (Sq. M.) 627.09	Lot Size (Sq. Ft.) 124146
Lot Size (Acres) 2.85	Inclusions n/a	Restrictions None Known
Reports 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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