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## 12615 100 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
34041


**MLS ID:**  
A2286897

**\$16**



 **TIM BLAKE**  
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 12615 100 Street , Grande Prairie , Alberta T8V 4H2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 66	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> CA	<b>Subdivision</b> Northridge
<b>Year Built</b> 1978	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1795KS	<b>Building Area (Sq. Ft.)</b> 11085.00
<b>Building Area (Sq. M.)</b> 1029.82	<b>Lot Size (Sq. Ft.)</b> 33976	<b>Lot Size (Acres)</b> 0.78
<b>Electric</b> 400 Amp Service	<b>Cooling</b> None	<b>Heating</b> Forced Air,Natural Gas,Radiant
<b>Commercial Amenities</b> Mezzanine	<b>Inclusions</b> air compressor as-is	<b>Restrictions</b> None Known
<b>Reports</b> None		

Can't beat this exposure along one of the busiest roads in Grande Prairie in this eye catching newly renovated stand alone building. Walk into a wide open showroom flanked by multiple offices, bathroom and work rooms. In the back you will find a shipping room with 8' overhead door, 3 separate shop bays with (2)14' and (1) 12' Overhead doors. 1 bay is currently setup as a wash bay. There are multiple sumps in the shop. 400 Amp power also includes compressor and new on demand hot water. Shop has its own bathrooms and storage mezzanine. Shop also has a small office with exterior door for convenient customer drop offs. Base rent is \$14,780 plus additional rent of \$4783.06 for a Total of \$19,563.06 plus GST. Shareholder of owner is a licensed Realtor in Alberta.

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