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## 14902 94 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





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



**Listing ID:**  
35052


**MLS ID:**  
A2306004

**\$26**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

  
14902 94 Street , Rural Grande Prairie No. 1, County Of , Alberta T8X 0L2

|   |   |  |
|---|---|--|
| <b>Transaction Type</b><br>For Lease      | <b>Title</b><br>Fee Simple              | <b>Days On Market</b><br>1             |
| <b>Lease Amount</b><br>26.00              | <b>Lease Frequency</b><br>Annually      | <b>Subdivision</b><br>Crossroads South |
| <b>Nearest Town</b><br>Grande Prairie     | <b>Year Built</b><br>2024               | <b>Structure Type</b><br>Industrial    |
| <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Industrial  | <b>Legal Plan</b><br>1421558           |
| <b>Building Area (Sq. Ft.)</b><br>7420.00 | <b>Building Area (Sq. M.)</b><br>689.33 | <b>Inclusions</b><br>n/a               |
| <b>Restrictions</b><br>None Known         | <b>Reports</b><br>None                  |  |

This fully serviced industrial building boasts of two 110' pull-thru bays located just south of Highway 43 in the County of Grande Prairie. The property offers 6,050 SF of shop space with four 16'W by 18'H overhead doors, a large trough in the south bay, which is ideal for washing, and a dual-compartment sump in the north bay. Well-designed office area includes a reception, three offices, and a boardroom/lunchroom with two washrooms. All of this is situated on a 2.64-acre well gravel and fenced yard in the McRae Industrial Park. Additional Rent is estimated at \$4.25 PSF. To view or for more information, call your Commercial Realtor® today.

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