

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10203B 123 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
35438


MLS ID:
A2315217

\$13



 **TIM BLAKE**
 (780) 897-8847

 RE/MAX Grande Prairie
 780-538-4747

 10203B 123 Street , Grande Prairie , Alberta T8V8B7

Transaction Type For Lease	Zoning IG	Subdivision Brochu Industrial
Year Built 2004	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9823469	Building Area (Sq. Ft.) 11555.00
Building Area (Sq. M.) 1073.49	Lot Size (Sq. Ft.) 45738	Lot Size (Acres) 1.05
Electric 600 Amp Service	Cooling Central Air	Inclusions n/a
Restrictions None Known	Reports None	

Stand alone mostly shop, with office, on 1.05 fenced acres. Shop has 600 amp power with 2) 16' X 16' and 2)12' X 12' automatic overhead doors +sumps. Shop is set up with high end make up air and upgraded lights. The office space has AC and features reception area, 3 private offices on main floor (1 in shop) and 3 upstairs, has separate office and shop bathrooms + shower and a kitchenette/ staff room. Front parking lot is paved. Very close to the airport and Hwy 43. Base Rent is \$12,517.92 plus additional rent of \$4590.61 for a Total of \$17,108.53/month plus GST. Shareholder of owner is a licensed Realtor in Alberta.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.