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## 15601 91 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**

Rural Grande Prairie No. 1, County Of, Alberta

**Listing ID:**



35641



**MLS ID:**


A2318311

**\$21**



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

 RE/MAX Grande Prairie  
 780-538-4747

 15601 91 Street , Rural Grande Prairie No. 1, County Of , Alberta T8X 0V7

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 21.00	<b>Lease Frequency</b> Annually
<b>Zoning</b> RM-3	<b>Subdivision</b> Crossroads South	<b>Nearest Town</b> Grande Prairie
<b>Year Built</b> 2018	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1822378	<b>Building Area (Sq. Ft.)</b> 16563.00
<b>Building Area (Sq. M.)</b> 1538.74	<b>Lot Size (Sq. Ft.)</b> 131115	<b>Lot Size (Acres)</b> 3.01
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

Located in the highly desirable McRae Industrial Park, this 16,563 SF steel-constructed industrial facility offers exceptional functionality. Available for sublease until January 31, 2029, the property features 13,027 SF of shop space with 24-foot ceiling height, including four 110-foot drive-through bays and one dedicated drive-through wash bay. The shop is serviced by nine 16'W x 16'H overhead doors, a 10-ton overhead crane spanning the three drive-through bays, and an additional 5-ton crane, both with an approximate 18-foot hook height. The office component includes 2,341 SF of air-conditioned main-floor office space, complemented by a 1,195 SF mezzanine featuring a boardroom, three offices, and an additional washroom. Situated on 3.01 acres, the site is fully fenced and graveled with ample parking. Additional features include 400-amp three-phase power and three washrooms throughout the facility. A rare opportunity to secure a high-quality crane-equipped industrial property in one of Grande Prairie's premier industrial parks without the commitment of a long-term lease. Call your Commercial Realtor® today for more information or to arrange a private tour.

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