

10221 121 Street  
Grande Prairie, Alberta

MLS # GP104183



## \$4,975,000

**Division:** Airport G.P.

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Sale

**Bldg. Name:** Airport Industrial Park

**Bus. Name:** -

**Size:** 22,500 sq.ft.

**Zoning:** GI

**Heating:** Natural Gas, Other, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Electricity, Phone

**Exterior:** -

**Parking:** Gravel Driveway

**Water:** -

**Lot Size:** 6.75 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Both buildings include washer and air-compressor. 10,000 sq. ft. building has a 10 ton crane and the 12,500 sq. ft. building has a 2 ton crane. Seller will provide surveys with compliance on both properties and a Phase I Environmental Report suitable for bank financing.

Property is located in Airport Industrial Park and consists of 3 lots and 2 buildings. Each lot consists of 2.25 acres and are gravelled with perimeter of the 3 lots being fenced - 10,000 sq. ft. main shop with approx. 2,500 sq. ft. of air-conditioned office space and 2,500 sq. ft. mezzanine plus 3 drive-thru bays; one being a wash bay with 20 ft. O.H. doors plus a pit sump. The balance of doors on buildings are 14 ft.x16 ft. The well and septic are shared between both buildings. The properties are well maintained. City sewer and water will be available but not installed.