

10221 121 Street  
Grande Prairie, Alberta

MLS # GP104183



## \$4,500,000

**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:** IG

**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 graveled with perimeter of the 3 lots being fenced - #1 - Main Shop consists of 10,000 sq. ft. , has 6 - 16 ft. x 16 ft. O.H. doors with electric openers plus a pit sump. Approximately 2,500 sq. ft. of air-conditioned office space and 2,500 sq. ft. mezzanine . Shop # 2 - is 12,500 sq. ft., has 2 - 16 ft. x 20 ft. O.H. doors with electric openers with wash bay drive-thru and 6 -16 ft. x 16 ft. O.H. doors with electric openers. The well and septic are shared between both buildings. The properties are well maintained. City sewer and water will be available but not installed.