

12001 99 Avenue  
Grande Prairie, Alberta

MLS # GP202438



## \$25 per sq.ft.

**Division:** Vision West Business Park

**Type:** Mixed Use Commercial

**Sale/Lease:** Lease

**Size:** 14,000 sq.ft.

**Age:** -

**Possession:** Negotiable

**Security:** -

**Utilities:** Natural Gas

**Heating:** -

**Taxes:** \$ 74,835

**Floors:** -

**Condo Fee:** -

**Roof:** -

**Lot Fee:** -

**Exterior:** -

**Maintenance Fee:** -

**Water:** -

**Sewer:** -

**SiteInflu.** Corner Site, Fenced, Gravel Yard, High Traffic Location, Industrial Park, Public Parking, Shopping Nearby

**Inclusions:**

-

For Lease. Excellent location! This building is in a high volume traffic area that has been growing quickly with retailers close by such as Peavy Mart, Princess Auto, Costco, & Mark's Work Wear House to mention a few! This 5 year old building is 14,000 square feet and features a fenced back yard with partial paving and a large paved parking area in the front. There are 3 offices on the main floor, a parts room, service reception area, lunch room & 3 washrooms. The upper floor includes a parts room, electrical room, compressor room, storage, 3 offices, & a washroom. These two area are approximately 3,500 square feet. The showroom area is approximately 6,500 square feet. The service shop area is about 4,000 square foot area and is completely open except for a wash bay curtain. Commercial car wash. The adjacent lot being 1.31 acres may also be leased at an additional cost.