

12404 111 Avenue  
Grande Prairie, Alberta

MLS # A2063835



## \$825,000

**Division:** Airport G.P.

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,812 sq.ft.

**Zoning:** AP

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** 0.77 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Airport Hanger at the Grande Prairie Airport. Hanger is 70 x 90 wide with an 84 ft bifold power door. Steel Construction, metal exterior, bright white metal interior. Windows around the top of the building, the owner installed after purchase. The hangar has 2 unit heaters, 2 radiant heaters, concrete floors, 220 power and a 2 piece bath. The office is 36 x 42, has 5 offices, 2 baths, reception area and kitchen. Very nicely done with tile floors and upper-end finishings. In-floor heat and municipal water, septic pumps into the airport system. The airport lease assumable expires October 31st, 2026, the new owner can enter into a new lease for 15 years. Aviation uses only. Call your Realtor today to book a viewing.