

780-832-5880

cord@gpremax.com

10203B 123 Street Grande Prairie, Alberta

Heating:
Floors:
Roof:
Exterior:
Water:

Sewer:

Inclusions:

Well

n/a

Holding Tank

MLS # A2207277



\$14 per sq.ft.

Brochu Industrial

Industrial

Type.	madomai	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	11,555 sq.ft.	
Zoning:	IG	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	1.05 Acres
	Lot Feat:	-

Stand alone mostly shop, with office, on 1.05 fenced acres. Shop has 600 amp power with 2) 16' X 16' and 2)12' X 12' automatic overhead doors +sumps. Shop is set up with high end make up air and upgraded lights. The office space has AC and features reception area, 3 private offices on main floor (1 in shop) and 3 upstairs, has separate office and shop bathrooms + shower and a kitchenette/ staff room. Front parking lot is paved. Very close to the airport and Hwy 43. Base Rent is \$13,480.83 plus additional rent of \$4590.61 for a Total of \$18,071.44/month plus GST. Shareholder of owner is a licensed Realtor in Alberta.

Division:

Type: