

# \$16 - 10203b 123 Street, Grande Prairie

MLS® #A2180536

## \$16

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.69 Acres

Brochu Industrial., Grande Prairie, Alberta

This 11,500 sq. ft. industrial building, situated on 2.69 acres in a highly sought-after industrial park directly east of the Grande Prairie Airport, is an exceptional opportunity for a variety of industrial businesses. It offers approximately 2,800 sq. ft. of office space across the main and mezzanine levels, 8,700 sq. ft. of shop/warehouse area, paved front parking, and a fenced rear yard. The building features air-conditioned offices, upgraded lighting, and 600 Amp electrical service, while the shop includes two 12'x12' and two 16'x16' overhead doors, a sump, and two functional warehouse sections. Office amenities include a reception area, five offices, a boardroom, a lunchroom, and three washrooms. Lease terms are \$16/sq. ft. base rent (\$15,333.33/month) plus GST, with additional rent (taxes and insurance) of approximately \$4,791.67/month plus GST. Contact your Commercial Realtor® today for more details or to arrange a showing.

Built in 2004

### Essential Information

MLS® #	A2180536
Price	\$16
Bathrooms	0.00
Acres	2.69
Year Built	2004
Type	Commercial



Sub-Type	Industrial
Status	Active

### **Community Information**

Address	10203b 123 Street
Subdivision	Brochu Industrial.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8B7

### **Additional Information**

Date Listed	December 5th, 2024
Days on Market	98
Zoning	IG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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