

\$14 - 14605 97 Street, Rural Grande Prairie No. 1, County of

MLS® #A2186827

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 8.66 Acres

Highway 43 East Industrial Park, Rural Grande
Prairie No. 1, County of, Alberta

High end shop and office for lease with huge
8.66 Acre fenced yard with 2 access points.
Great location with quick access to Highway
43 and 43X. Large well laid out shop has all
the bells and whistles. 9 overhead doors (18' x
16') with (4) 100' drive through bays, 1 wash
bay, 1 welding bay and a bay with a built in
pit. 600 amp 3 phase service, radiant heat, in
floor heating and 20' high ceilings. Shop also
has a mezzanine with 3 offices, break room
and shop bathroom. Main floor features
reception, high end offices, boardroom,
kitchen, 2 bathrooms. Upstairs, there are
another 5 offices, 2 meeting rooms and 2
bathrooms. All offices have Fibre optic high
speed internet as well as air conditioning. All
on city services. Furniture is negotiable.
21,997 Sq Ft Base rent of only \$14 Sq Ft =
\$25,663.17/month plus triple net of
\$8,769.00/month for a total of
\$34,432.17/month plus GST.

Built in 2007

Essential Information

MLS® #	A2186827
Price	\$14
Bathrooms	0.00
Acres	8.66



Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	14605 97 Street
Subdivision	Highway 43 East Industrial Park
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 7B6

Amenities

Utilities	Fiber Optics Available
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Interior

Cooling	Central Air
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Exterior

Roof	Metal
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Additional Information

Date Listed	January 10th, 2025
Days on Market	85
Zoning	RM-2

Listing Details

Listing Office	RE/MAX Grande Prairie
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