



GRASSROOTS
REALTY GROUP

1-833-477-6687

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12002 106 Avenue
Grande Prairie, Alberta

MLS # A2218708



\$18 per sq.ft.

Division: Airport G.P.

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,750 sq.ft.

Zoning: General Industrial (IG)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.85 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Well-maintained 6,750 sq. ft. industrial shop on 2.85 acres, fully fenced and graveled with paved front parking and municipal water. The 60' x 75' shop features three 60' drive-through bays, each with 16' x 18' overhead doors, a parts area, and mezzanine storage. The office area includes four offices, a reception, boardroom, and washroom, offering a functional layout for day-to-day operations. Excellent yard space and building positioning provide efficiency and value for a wide range of users. Additional Rent: \$4.75 PSF. Contact your Commercial Realtor® for more information or to arrange a viewing.