



8, 10420 123 Street
Grande Prairie, Alberta

MLS # A2143287



\$2,500 per month

Division: Airport G.P.

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,470 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.50 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

This 1,470 sq ft bay, which includes a spacious yard area for ample parking, also features a 0.5-acre fenced and graveled compound on the north side. The shop bay and yard are available for lease with a Base rent of \$2,500.00 + triple net (\$1,240.00) + GST. Tenants are responsible for gas, electricity, and garbage. This is a sublease with the current lease agreement set to expire on January 1st, 2026, with an option to extend for an additional five years. The spacious bay offers versatile space, equipped with a washroom, making it ideal for various business needs. The additional yard space ensures all your parking requirements are met, and the 0.5-acre fenced and graveled yard is perfect for extra storage or workspace, enhancing the property's overall functionality. Don't miss out on this exceptional opportunity! Contact your Realtor to schedule a viewing today.