



**GRASSROOTS**  
REALTY GROUP

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10203B 123 Street  
Grande Prairie, Alberta

MLS # A2180536



**\$16 per sq.ft.**

**Division:** Brochu Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,500 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.69 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

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&copy; today for more details or to arrange a showing.