

\$14 - 10203b 123 Street, Grande Prairie

MLS® #A2207277

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 1.05 Acres

Brochu Industrial., Grande Prairie, Alberta

Stand alone mostly shop, with office, on 1.05 fenced acres. Shop has 600 amp power with 2) 16' X 16' and 2) 12' X 12' automatic overhead doors + sumps. Shop is set up with high end make up air and upgraded lights. The office space has AC and features reception area, 3 private offices on main floor (1 in shop) and 3 upstairs, has separate office and shop bathrooms + shower and a kitchenette/ staff room. Front parking lot is paved. Very close to the airport and Hwy 43. Base Rent is \$13,480.83 plus additional rent of \$4590.61 for a Total of \$18,071.44/month plus GST. Shareholder of owner is a licensed Realtor in Alberta.

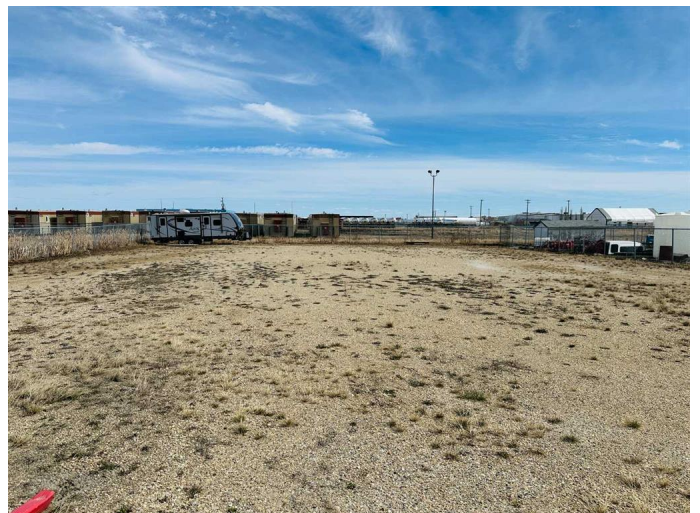
Built in 2004

Essential Information

MLS® #	A2207277
Price	\$14
Bathrooms	0.00
Acres	1.05
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	T8V8B7

Interior

Cooling	Central Air
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Additional Information

Date Listed	March 31st, 2025
Days on Market	135
Zoning	IG

Listing Details

Listing Office	RE/MAX Grande Prairie
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