

B, 10203 123 Street  
Grande Prairie, Alberta

MLS # A2010266



**\$14 per sq.ft.**

**Division:** Brochu Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** AGAT

**Bus. Name:** -

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

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.10 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

FOR LEASE - 11,500 sq ft Industrial building with front office (approx. 2800sf main & upstairs), paved front parking, large shop space (approx. 8700sf) and fenced rear yard. AC in main floor & upstairs office areas as well as shop area, upgraded lighting, MUA, 200 Amp, 400 Amp, 600 Amp service, ceiling fans, two 12'x12' overhead doors, two 16'x16' overhead doors, sump. Office space on main and mezzanine consists of reception, 5 offices, boardroom, lunch room, 3 washrooms (1 with shower) . NNN lease. \$14/sf base rent = \$13,416.67/mo + GST and additional Rent (taxes & insurance) approx. \$3838.39/mo + utilities billed direct to tenant.