

**10302 123 Street**  
**Grande Prairie, Alberta**

**MLS # A2010806**



**\$2,500,000**

**Division:** Brochu Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,900 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 4.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

**Investor Alert.** This property is being sold with a strong lease in place with three years remaining on the term. The listing price includes the building and neighboring 2 acres which is also being lease for \$4,000/month. The shop itself is sitting on 2 acres graveled and fenced. The building consists of 3 - 80' pull through bays, 7 ton crane, parts room with and overhead door, 6 offices and a reception area.

The shop with the additional acres offer incredible value to any investor as it backs onto the airport and provides great exposure for any business. Call your Commercial Realtor&copy; for more information or to book a showing today.