

# \$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
---------	-------------

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	124
Zoning	IG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.