

10203B 123 Street  
Grande Prairie, Alberta

MLS # A2180449



**\$4,250,000**

**Division:** Brochu Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 26,000 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

Investor Alert! This exceptional opportunity features two buildings on a single title, perfectly suited for an owner-operator seeking tenant income to offset the mortgage or an investor looking for substantial upside potential. The first building offers 14,500 sq. ft. on approximately 1.64 acres and is leased to a strong, long-term tenant who has occupied the space since 2005, providing a reliable net operating income of \$239,250 annually. The second building, spanning 11,500 sq. ft. on approximately 1.05 acres, is currently available for lease and includes 8,500 sq. ft. of warehouse space and 3,000 sq. ft. of well-appointed office space featuring a reception area, four offices, a large boardroom, a lunchroom, and a bullpen area. In total, this property encompasses 26,179 sq. ft. on 2.69 acres in a highly sought-after industrial park directly east of the Grande Prairie Airport. Don't miss this must-see property that offers both strong cash flow and excellent growth potential. Call a Commercial Realtor&copy; for more information or to book a showing today.