

# \$2,500,000 - 10302 123 Street, Grande Prairie

MLS® #A2010806

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.00 Acres

Brochu Industrial., Grande Prairie, Alberta

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® for more information or to book a showing today.

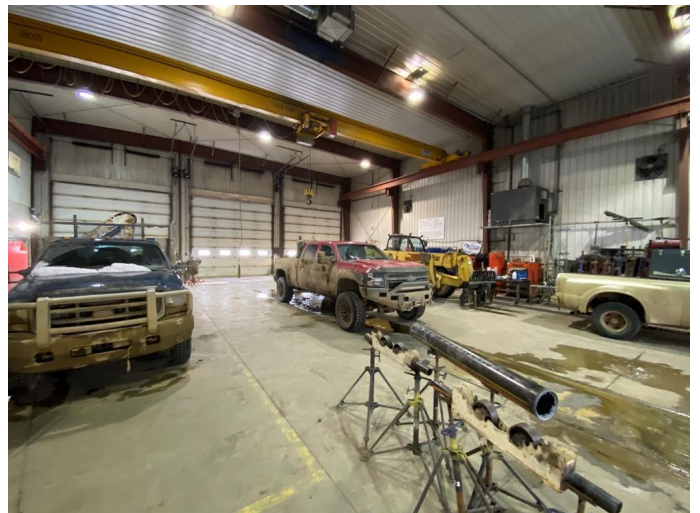
Built in 1999

## Essential Information

MLS® #	A2010806
Price	\$2,500,000
Bathrooms	0.00
Acres	4.00
Year Built	1999
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	10302 123 Street
Subdivision	Brochu Industrial.



City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8B8

### **Additional Information**

Date Listed	November 7th, 2022
Days on Market	878
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.