

# \$14 - 15810 102 Street, Rural Grande Prairie No. 1, County of

MLS® #A2112373

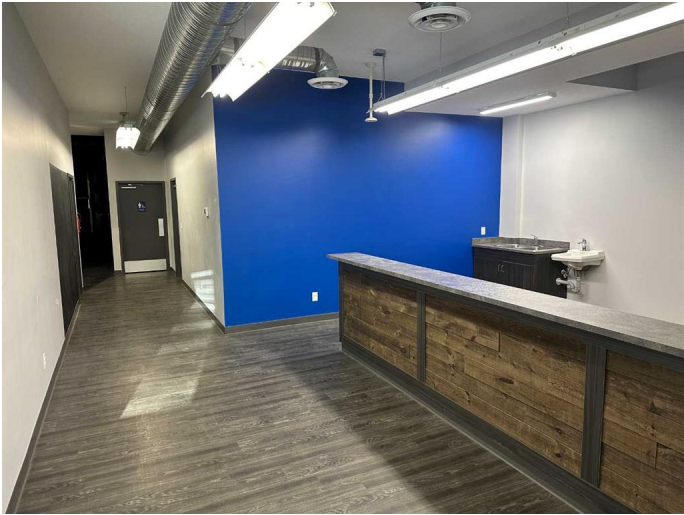
**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Althen Corner, Rural Grande Prairie No. 1,  
County of, Alberta

Discover this unique 4,671 SF commercial industrial space in Althen Corner, offering a reception area, office, large meeting room, and two bays with 14' x 14' overhead doors at the rear. Formerly a gym, this versatile space is suitable for light industrial, retail, or mixed-use.

The Landlord is open to a TI allowance for improvements. Priced at \$14.00 PSF NNN with estimated triple net costs of \$4.50 PSF. Monthly Rent: (4,671 Sq.ft @ \$14 PSF = \$5,449.00/month + Estimated Additional Rent \$4.50 \* 4,671 Sq.ft = \$1,751.63 Total Monthly Rent = \$7,200.63 plus GST and utilities.) Call your Commercial Realtor® for more information or to book a showing today.



Built in 2015

## Essential Information

MLS® #	A2112373
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	15810 102 Street
Subdivision	Althen Corner
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0K7

### **Additional Information**

Date Listed	March 19th, 2024
Days on Market	396
Zoning	CC

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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