10203 121 Street
Grande Prairie, Alberta

MLS # A2145505

$2,100,000

Division:	Airport Industrial
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,000 sq.ft.
Zoning:	IG

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	2.25 Acres
Sewer:	-	**Lot Feat:**	-
Inclusions:	NONE		

Versatile 10,000 sq ft shop on 2.35 acres with an additional 2,650 sq ft of developed upper levels. This building can be configured for single-business occupancy or multi-tenant occupancy to maximize cash flow. It can be divided into four separate business units. The building features large west-facing office windows, paved parking, dedicated fiber optic service, illuminated signage, and is in a low-traffic location, suitable for various business needs. **Bays Breakdown:** - **Bays 1 & 2:** - 5,000 sq ft on the main level   - 5 offices   - Copy room   - Lunchroom   - 2 washrooms   - Warehouse space   - Mezzanine area   - 2,000 sq ft additional offices on the second level   - Kitchen   - 2 offices   - Medium boardroom   - Large conference room with a separate entrance if desired - **Bay 3:** - 2,500 sq ft   - Open office area at the front   - Single bathroom   - Warehouse space - **Bay 4:** - 2,500 sq ft   - 2 lower-level offices   - Second level with one office and boardroom   - Large shop space with a 25x50 ft mezzanine for extra storage space The shop and land offer quick access to the city and all major highway corridors. Currently, it uses a private system for water and sewer, but city services are now available and have been priced for installation if desired. A recent building condition report has been completed and is available for review. The yard space is fenced and graveled, with two gates for added security and three 40x60 rentable storage compounds. The building is equipped with 360-degree cameras for security and individual bay alarm and door coding. Book your showing today , come check out this amazing property.