

# \$12 - 11201 97 Street, Wembley

MLS® #A2174949

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.21 Acres

NONE, Wembley, Alberta

2 shops totaling 23,507 Sq Ft ! The main shop is concrete ICF all the way up on this top of the line Shop and office. Main Shop features 3) 105' pull through bays. 2) Overhead doors are 16' tall and 1) 18' tall all automatic. With the ICF and in floor heat this is a very energy efficient building. The entrance to the office is setup to impress and offers spacious well lit executive offices on both floors boardrooms and lots of storage. There is also a second stand alone heated 40' Wide x 65' Long shop with 16' Overhead door. Base Rent is \$23,507 plus GST and Additional Rent is \$5785.68 plus GST for a Total of \$29,292.68 plus GST. This property is also for sale, see MLS #A2170195 and A2173734. Rent to own may also be considered.

Built in 2012

## Essential Information

MLS® #	A2174949
Price	\$12
Bathrooms	0.00
Acres	3.21
Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	11201 97 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

### **Amenities**

Utilities	Fiber Optics Available
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### **Interior**

Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Construction	ICFs (Insulated Concrete Forms)
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### **Additional Information**

Date Listed	October 23rd, 2024
Days on Market	195
Zoning	M1 IND

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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