

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

MLS® #A2234790

## \$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® #     | A2234790   |
| 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    | July 2nd, 2025 |
| Days on Market | 41             |
| Zoning         | CC             |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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