

\$14 - 3, 13502 99 Street, Grande Prairie

MLS® #A2244634

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Albinati Industrial., Grande Prairie, Alberta

This one will be ready to occupy just in time for Winter! Single shop bay in an ideal north end location, at the back of the beautifully renovated NuFloors building. Easy access to 100 Street, card lock fuel stations and truck wash right in the vicinity! This bay features a 12ft x 14ft tall overhead door, upgraded LED lighting, an 18 foot ceiling, and paved parking. It's got a bathroom, and a mezzanine (10'9" deep) for storage. The bay is 66 feet long - with 41.5 feet of 18' tall space available to the bottom of the stairway of the mezzanine. Available for occupancy November 1, 2025. Your base rent will be \$1,668.33 per month, plus net fees of \$505.27 for a total monthly payment of \$2,173.60 (plus GST). Tenant also responsible for proportionate share of the power, gas & water. Call your favorite commercial REALTOR to have a look before its gone! Unfortunately winter will be here again before we know it - Let's get your business running inside, and out of the cold!



Built in 1996

Essential Information

MLS® #	A2244634
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial

Sub-Type	Industrial
Status	Active

Community Information

Address	3, 13502 99 Street
Subdivision	Albinati Industrial.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4H4

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	July 30th, 2025
Days on Market	3

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.