

PROPERTY HIGHLIGHTS

- 1,470 SF bay with 0.5-acre fenced and graveled compound on the north side
- · Sublease Term until January 1st, 2026 with option to extend
- The bay offers flexible space, equipped with a washroom.
- Additional yard ensures parking and equipment storage needs are met.
- Well located near the Grande Prairie Airport near Purnell Energy Services and Pasco Energy.

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Walker Cote

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PROPERTY DETAILS

Municipal Address:	Unit 8&9 10420 123rd Street,	,
	Grande Prairie, AB T8V 8A	Lease Rate:
Year Built:	1999	20050 10001
Leasable Area:	1,470 SF	Sublease Expiry: Sumps:
Power:	TBC.	
Dedicated Compound:	05 Acres	· · · · · · · · · · · · · · · · · · ·

Loading Doors:	Grade (1) 16' x 16'	
Lease Rate:	Total Monthly Gross Rent: \$7,812/month (includes base rent, expenses and GST)	
Sublease Expiry:	January 1, 2026	
Sumps:	Yes	

AERIAL



PROPERTY PHOTOS















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