

±19,159 SF AVAILABLE **FOR SALE/LEASE**



KMS TOOLS BUILDING

12102 101 Avenue, Grande Prairie, AB



SALE PRICE: \$3,650,000

LEASE RATE: \$19.00 PSF

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PHOTOS



HIGH EXPOSURE SITE



FREESTANDING BUILDING ON 2.1 ACRES

PROPERTY HIGHLIGHTS

- Loading - (1) 12'x12' Grade; (3) 14'x16' Grade
- Ceiling height - 20' Clear in warehouse
- Heating/Cooling - RTU for office; Radiant tube in warehouse
- Income in place for excess ± 1.0 acres of yard
- Excellent exposure to Highway 43

PROPERTY DETAILS

Municipal Address 12102 101 Avenue

Zoning: General Industrial (IG)

Building Size: +/- 12,926 SF - Main Floor
+/- 6,233 SF - Office/Mezzanine
+/- 19,159 SF Total

Building Age: Built 1997

Legal Description: Lot 1 Block 2 Plan 9721774

Land Size: 2.10 Acres

Building Construction: Concrete Block

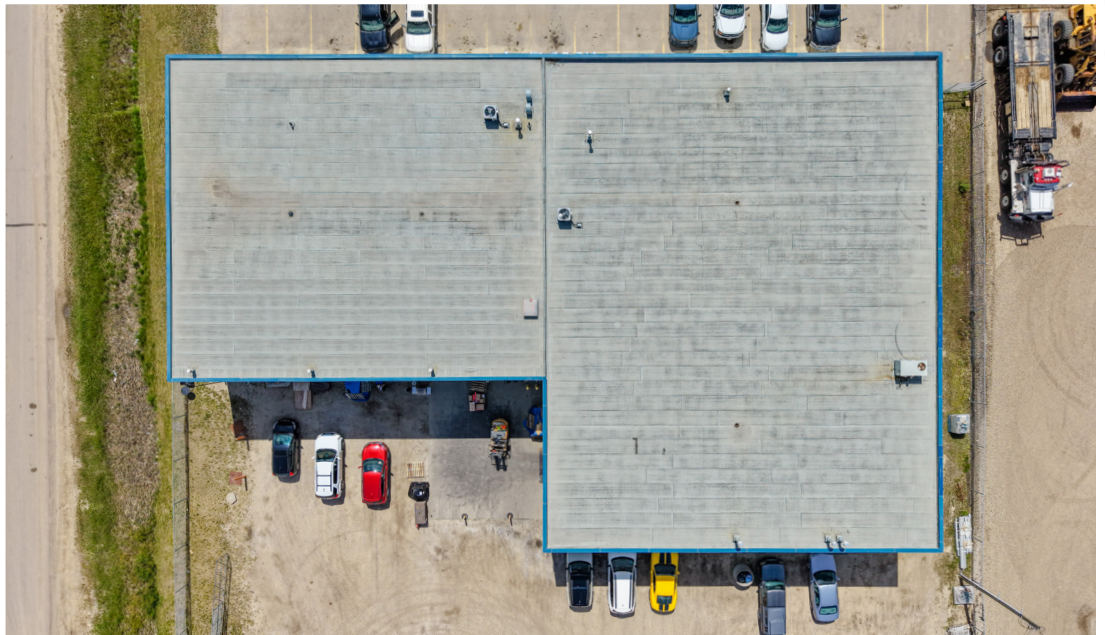
Power: 200amp, 120/240volt, 3 phase - TBV

Lease Rate: \$19.00 PSF

Property Taxes: \$58,588.00 (2026)

Operating Costs: TBD

Availability: Immediate





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