

\$19 - 101, 8715 109 Street, Grande Prairie

MLS® #A2200890

\$19

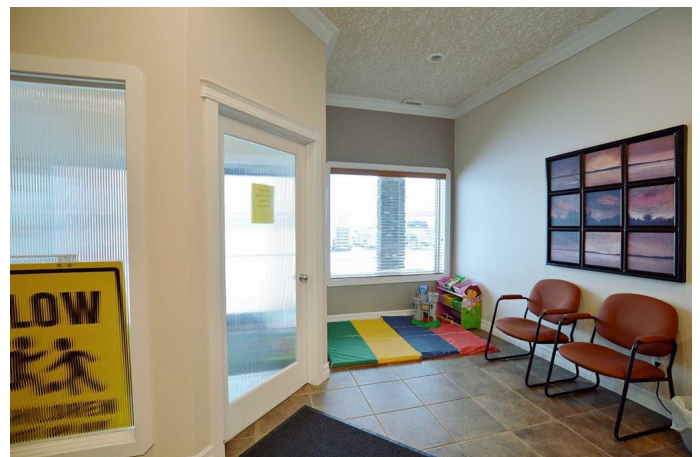
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

Beautiful 4498 sq ft space suitable for many different types of businesses. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office building. Gorgeous finishings throughout including quality cabinetry, granite countertops, high end trim, lighting & plumbing fixtures. The space even includes a fireplace & waterfall in the large upstairs board room. Currently houses a therapy clinic but would be ideal for any business which requires lots of offices/rooms of varying sizes. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 3 exterior entrances. Could also accommodate a business which needs office space and a retail showroom. Basic rent is \$19/sq ft = \$7121.83/month + \$356.09 (GST) = \$7477.92/month. Additional rent is \$5.90/sq ft = \$2211.51. Fabulous building - TOTAL CLASS! This is a must see space. Please note: wall colours are not accurate in pictures - see attached Matterport tour for accurate colours & floor plan. One owner is a licensed Realtor in the province of Alberta.

Built in 2008

Essential Information



| | |
|------------|------------|
| MLS® # | A2200890 |
| Price | \$19 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 101, 8715 109 Street |
| Subdivision | Richmond Industrial Park |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V8H7 |

Interior

| | |
|---------|--|
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|-----------------|--|
| Lot Description | Paved |
| Roof | Flat |
| Construction | Aluminum Siding, ICFs (Insulated Concrete Forms) |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 48 |
| Zoning | IB |

Listing Details

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

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