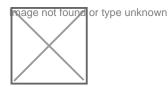


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

8819 109 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 28074

MLS ID: A2131098

\$825,000



△ JORDAN MENZIES

(780) 933-4015

RE/MAX Grande Prairie

2 780-538-4747

8819 109 Street , Grande Prairie , Alberta T9H 3E1

Transaction Type

For Sale

Days On Market

355

Zoning

IG

Subdivision

Richmond Industrial Park

Year Built

2024

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan 0926617

Building Area (Sq. Ft.)

2590.00

Building Area (Sq. M.)

240.62

Inclusions N/A

Restrictions None Known Reports

Building Plans

Outstanding New Construction Opportunity in Richmond Industrial Park 6 months construction time + 10 weeks for T.I.'S. A 2590sq.ft. Duplex property offering great flexibility to be built to suit your needs. Office/showroom in the front of the property with shop area at the rear, two 14' high Overhead Doors. Mezzanine above office area could offer additional office space or equipment/parts storage. The property will also offer a nice size fenced & gravelled yard area with paved front parking. You will not find another opportunity to position your business in a prime location with a brand new building that presents well to your client base & staff. If needed options to acquire the entire building (5180sq.ft.) are available. The property is for sale & lease with an estimated completion date in Fall 2025. For further information please contact a Commercial Realtor and capture your chance to take your company to the next level!!!

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