

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



Location
Grande Prairie, Alberta



Listing ID:
28074


MLS ID:
A2131098

\$825,000



 **JORDAN MENZIES**
 (780) 933-4015

 RE/MAX Grande Prairie
 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!!!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.