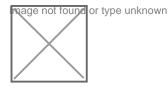


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **101, 8715 109 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 30389

**MLS ID:** A2216645

\$18



<sup>△</sup> DAVE PILGER

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RE/MAX Grande Prairie

**2** 780-538-4747

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101, 8715 109 Street , Grande Prairie , Alberta T8V8H7

**Transaction Type** 

For Lease

Lease Amount

18.00

Subdivision

Richmond Industrial Park

**Structure Type** 

Industrial

Legal Plan 0723356

Cooling Central Air

Reports Floor Plans Title

Fee Simple

Lease Frequency

Annually

**Building Type** 

Commercial Mix, Condo Complex, Mixed

Use

**Property Type** 

Commercial

**Building Area (Sq. Ft.)** 

6200.00

Inclusions N/A

**Days On Market** 

70

Zoning

ΙB

Year Built

2008

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

575.99

Restrictions Landlord Approval

6200sq ft shop & offices. The fully finished shop is 1700 sq ft, two 12' x 14' doors with side mount openers, two overhead furnaces, floor drains, ceiling fans, washroom with shower, wash sink and mezzanine for extra storage. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office & shop. 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 and a shop. Previously housed an oil company. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms or office bullpens), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 4 exterior entrances. Could also accommodate a business which needs retail showroom. Basic rent is NOW \$18/sq ft = \$9300/month. Additional rent is \$5.90/sq ft = \$3048.33. Fabulous building - TOTAL CLASS! This is a must see building. See attached 3D tour. Book your showing to view this great building. Also available to purchase for \$1,275,000.

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