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## 101, 8715 109 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30389


**MLS ID:**  
A2216645

**\$18**



 **DAVE PILGER**  
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 780-538-4747

 101, 8715 109 Street , Grande Prairie , Alberta T8V8H7

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 70
<b>Lease Amount</b> 18.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> IB
<b>Subdivision</b> Richmond Industrial Park	<b>Building Type</b> Commercial Mix,Condo Complex,Mixed Use	<b>Year Built</b> 2008
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0723356	<b>Building Area (Sq. Ft.)</b> 6200.00	<b>Building Area (Sq. M.)</b> 575.99
<b>Cooling</b> Central Air	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Floor Plans		

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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