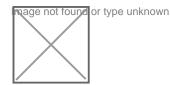


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101, 8715 109 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 30980

MLS ID: A2231401

\$1,200,000



△ DAVE PILGER

(780) 814-0602

RE/MAX Grande Prairie

2 780-538-4747

r<u>M</u>1

101, 8715 109 Street , Grande Prairie , Alberta T8V8H7

Transaction Type

For Sale

Title

Fee Simple

Zoning

ΙB

Subdivision

Richmond Industrial Park

Year Built

Mixed Use

2008

Structure Type

Multi Unit

Legal Plan

0723356

Building Area (Sq. M.)

Property Sub Type

575.99

Cooling

Lot Size (Sq. Ft.)

157251

Roof Flat Foundation

ICF Block

Heating

Central Air

Central, High Efficiency, Forced

Air, Natural Gas

Restrictions
None Known

Reports
Floor Plans

Days On Market

104

Building Type

Commercial Mix, Condo Complex

Property Type

Commercial

Building Area (Sq. Ft.)

6200.00

Lot Size (Acres)

3.61

Electric

200 Amp Service, Three Phase

Inclusions

N/A

Outstanding property! 6200sq ft offices and shop. 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 & waterwalls in the large upstairs board room. Currently houses a therapy clinic and previously an oil company. This would be ideal for any business which requires lots of offices/rooms of varying sizes and a shop. 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 as this space has its own exterior door. The fully finished shop is 1700 sq ft, 225 amp three phase power, 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. Fabulous building - TOTAL CLASS! This is a must see building. Check out the virtual tour. Book your in person viewing to see this great building. Condo fees include all water & sewer, exterior building maintenance, parking lot & landscaping maintenance and building insurance. Lease for \$18/sq ft.

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