

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





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30980


**MLS ID:**  
A2231401

**\$1,200,000**



 **DAVE PILGER**  
 (780) 814-0602

 RE/MAX Grande Prairie  
 780-538-4747

 101, 8715 109 Street , Grande Prairie , Alberta T8V8H7

|   |  |  |
|---|--|--|
| <b>Transaction Type</b><br>For Sale     | <b>Title</b><br>Fee Simple                                       | <b>Days On Market</b><br>104                         |
| <b>Zoning</b><br>IB                     | <b>Subdivision</b><br>Richmond Industrial Park                   | <b>Building Type</b><br>Commercial Mix,Condo Complex |
| <b>Year Built</b><br>2008               | <b>Structure Type</b><br>Multi Unit                              | <b>Property Type</b><br>Commercial                   |
| <b>Property Sub Type</b><br>Mixed Use   | <b>Legal Plan</b><br>0723356                                     | <b>Building Area (Sq. Ft.)</b><br>6200.00            |
| <b>Building Area (Sq. M.)</b><br>575.99 | <b>Lot Size (Sq. Ft.)</b><br>157251                              | <b>Lot Size (Acres)</b><br>3.61                      |
| <b>Roof</b><br>Flat                     | <b>Foundation</b><br>ICF Block                                   | <b>Electric</b><br>200 Amp Service,Three Phase       |
| <b>Cooling</b><br>Central Air           | <b>Heating</b><br>Central,High Efficiency,Forced Air,Natural Gas | <b>Inclusions</b><br>N/A                             |
| <b>Restrictions</b><br>None Known       | <b>Reports</b><br>Floor Plans                                    |  |

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.

**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.