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101, 8715 109 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 30980

MLS ID: A2231401

\$1,185,000



△ DAVE PILGER

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101, 8715 109 Street , Grande Prairie , Alberta T8V8H7

Transaction Type

For Sale

Title

Fee Simple

Days On Market

165

Zoning

ΙB

Subdivision

Richmond Industrial Park

Building Type

Commercial Mix, Condo Complex

Year Built

2008

Structure Type

Multi Unit

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

0723356

Building Area (Sq. Ft.)

6200.00

Building Area (Sq. M.)

575.99

Lot Size (Sq. Ft.)

157251

Lot Size (Acres)

3.61

Roof Flat Foundation

ICF Block

Electric

200 Amp Service, Three Phase

Cooling

Central Air

Heating

Central, High Efficiency, Forced

Air, Natural Gas

Inclusions

N/A

Restrictions
None Known

Reports
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.

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