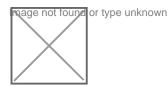


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

MLS ID:

Grande Prairie, Alberta

31472

A2242188



**△** JORDAN MENZIES

**(780)** 933-4015

RE/MAX Grande Prairie

**2** 780-538-4747

109, 8715 109 Street , Grande Prairie , Alberta T8V 8H7

**Transaction Type** 

For Lease

**Days On Market** 

14.00

Annually

Zoning

Subdivision

Lease Amount

Lease Frequency ΙB

Richmond Industrial Park

Year Built 2006

Structure Type Industrial

Legal Plan

0723356

N/A

**Property Type** Commercial

**Property Sub Type** 

Industrial

Building Area (Sq. Ft.)

3128.00

Building Area (Sq. M.)

290.60

Inclusions

Restrictions None Known

Reports

None

Turn Key Industrial Office Condo available for immediate Occupancy. A well laid out total of 3128 sq.ft. offers, 2208 sq.ft. of office space plus a 23'x40'(920 sq.ft.) shop area. The office space is split over two floors offering 7 private offices, 3 two pc. bathrooms, kitchen area plus reception, open work space areas and meeting space. The location of this property on 109st. offers great access to 84 avenue and Hwy.40 and will allow the opportunity to be in close proximity to your clients & customers. The adjoining unit can offer another 2070sq.ft. of shop or storage space if required. The building site as a whole offers great paved parking in the front & rear of the property. Signage options can increase your visibility as well. The Landlord is prepared to work with interested tenants on rent incentives and lease terms to assist in your transition to this great new space. Call a Commercial Realtor today to make arrangements to view the property and take your operations to the next level. Base rent: 3126ft. X \$14= \$3647+GST Net rent: 3126ft. X \$5.75= \$1497.88 + GST

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