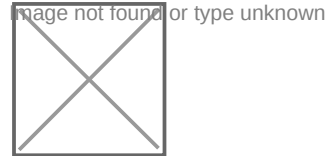


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

9036 108 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta

Listing ID:
31826

MLS ID:
A2246029

\$18



 **SAMUEL BURT**
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 9036 108 Street , Grande Prairie , Alberta T8V4C8

Transaction Type For Lease	Title Fee Simple	Days On Market 63
Lease Amount 18.00	Lease Frequency Annually	Zoning IG
Subdivision Richmond Industrial Park	Year Built 1978	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 3860TR
Building Area (Sq. Ft.) 6154.00	Building Area (Sq. M.) 571.72	Lot Size (Sq. Ft.) 20473
Lot Size (Acres) 0.47	Construction Type Concrete	Roof Asphalt
Foundation Poured Concrete	Electric Three Phase	Cooling Central Air
Heating Exhaust Fan,Overhead Heater(s),Forced Air,Natural Gas	Lot Features City Lot,Low Maintenance Landscape,Yard Lights	Commercial Amenities Boardroom,Compressed Air Lines,Emergency Lighting,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Mezzanine,Outside Storage,Paved Yard,Shower,Storage
Access to Property Accessible to Major Traffic Route,Visual Exposure	Inclusions N/A	Restrictions Landlord Approval
Reports Floor Plans		

Entire Property is undergoing renovation, photos ARE NOT accurate of current state or representative of finished work and were taken at the initial stages of renovation. Contact your Realtor for a list of renovations This is an amazing single tenant industrial property located directly on busy 108 St / Highway 40 in Richmond Industrial Park that allows many tenant uses. It has 3406 square feet of shop space and 2748 square feet of office space over two floors. On the main floor of the office you can find: a welcoming reception area, two private offices, a boardroom, two restrooms, and a small waiting/flex area. On the second floor there are two private offices, a partially finished rough in for a kitchen, a full bathroom (with a shower), and a large flex area for any need. In the shop amongst all the open working space there are three overhead doors, water hook ups, two sumps, two mezzanines, compressed air lines throughout, LED lighting, and more, all leading out to your enclosed gated yard space. Rearmost shop mezzanine could be removed to open more clear ceiling height and structural supports are in place for adding a Jib or Overhead Crane (tbc). Property is currently undergoing a full rejuvenation to bring it to refreshed modern day standards, some items include: full office and shop renovation, new office furnaces, office air conditioning, new shop overhead heaters, key fob access throughout, door and window replacements, and a long list of other items (contact your realtor to obtain the full list and a floorplan). This is your chance to get into a great renovated and modernized facility without the capital investment and low operational costs, contact your commercial agent today, for a showing!

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