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## 111, 8716 108 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta



**Listing ID:**  
31939


**MLS ID:**  
A2252987

**\$594,900**



 **MITCH KOLL**  
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 111, 8716 108 Street , Grande Prairie , Alberta T8V 4C7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 22
<b>Zoning</b> IB	<b>Subdivision</b> Richmond Industrial Park	<b>Building Type</b> Commercial Mix,Office Building
<b>Year Built</b> 2006	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0626974	<b>Building Area (Sq. Ft.)</b> 3565.00
<b>Building Area (Sq. M.)</b> 331.20	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Commercial Amenities</b> Boardroom,See Remarks	<b>Inclusions</b> Fridge (board room furniture negotiable)
<b>Restrictions</b> None Known	<b>Reports</b> Condo/Strata Bylaws	

Office Condo Bay with great exposure. Features two floors of premium office space with a rear shop. Main floor office area is 1380 sqft with reception, 5 offices, two bathrooms, small kitchen and storage room. Front vestibule allows separate access upstairs to 1495 sqft of 4 offices, a large bright board room and bathroom. Also, there is a 690 sqft shop area in the rear with an over head door and small mezzanine. Currently there are tenants in two offices upstairs that have access to the board room for \$775 per month gross each with two more vacant ones that could be rented, and the back shop area is rented for \$1300 gross per month. All 3 current tenants would like to stay if possible. This is a great opportunity to run your office out of the main floor and have your mortgage mostly covered by the other tenants in the building and also allow you the flexibility to grow.

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