

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.

## 111, 8716 108 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Grande Prairie, Alberta

Listing ID: 31939

MLS ID: A2252987

\$579,900



△ MITCH KOLL

(780) 539-5771

Royal LePage - The Realty Group

**2** 780-539-5771

rP.

111, 8716 108 Street , Grande Prairie , Alberta T8V 4C7

**Transaction Type** 

For Sale

Title

Fee Simple

Days On Market

89

Zoning

ΙB

Subdivision

Richmond Industrial Park

**Building Type** 

Commercial Mix,Office Building

Year Built

2006

Structure Type

Office

Property Type Commercial

Property Sub Type

Office

Legal Plan 0626974 Building Area (Sq. Ft.)

3565.00

Building Area (Sq. M.)

331.20

**Foundation**Poured Concrete

Cooling Central Air

Heating

Forced Air, Natural Gas

**Commercial Amenities** 

Boardroom, See Remarks

Inclusions

Fridge (board room furniture negotiable)

Restrictions
None Known

Reports

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.

**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<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. 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.