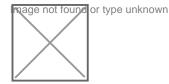


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111, 8716 108 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 31939

MLS ID: A2252987 \$594,900



A MITCH KOLL

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Royal LePage - The Realty Group

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M

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

22

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

FoundationPoured 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.

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