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101, 8715 109 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta

Listing ID:
32328

MLS ID:
A2261019

\$18



 **DAVE PILGER**
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 101, 8715 109 Street , Grande Prairie , Alberta T8V8H7

Transaction Type For Lease	Days On Market 62	Lease Amount 18.00
Lease Frequency Annually	Zoning IB	Subdivision Richmond Industrial Park
Building Type Commercial Mix,Condo Complex	Year Built 2008	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 0723356
Building Area (Sq. Ft.) 4498.00	Building Area (Sq. M.) 417.87	Construction Type Aluminum Siding ,ICFs (Insulated Concrete Forms)
Roof Flat	Foundation ICF Block	Cooling Central Air
Heating High Efficiency,Forced Air,Natural Gas	Lot Features Paved	Access to Property Accessible to Major Traffic Route,Paved Road
Inclusions N/A	Restrictions None Known	Reports None

Beautiful 4498 sq ft space suitable for many different types of businesses. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office building. Gorgeous finishings throughout including quality cabinetry, granite countertops, high end trim, lighting & plumbing fixtures. The space even includes a fireplace & waterfalls in the large upstairs board room. Currently houses a therapy clinic but would be ideal for any business which requires lots of offices/rooms of varying sizes. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 3 exterior entrances. Could also accommodate a business which needs office space and a retail showroom. Basic rent is \$18/sq ft = \$6747/month. Additional rent is \$5.90/sq ft = \$2211.51. Fabulous building - TOTAL CLASS! This is a must see space. See attached Matterport tour. Or lease the entire building including the 1702 sq ft shop.

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