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101, 8715 109 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
32353


MLS ID:
A2261582

\$18



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

Transaction Type For Lease	Title Fee Simple	Zoning IB
Subdivision Richmond Industrial Park	Building Type Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail	Year Built 2008
Structure Type Industrial	Property Type Commercial	Property Sub Type Office
Legal Plan 0723356	Building Area (Sq. Ft.) 6200.00	Building Area (Sq. M.) 575.99
Roof Flat Torch Membrane	Foundation ICF Block	Cooling Central Air
Heating Combination,High Efficiency,Overhead Heater(s),Forced Air,Natural Gas	Access to Property Paved Road,Public	Inclusions N/A
Restrictions Landlord Approval	Reports Floor Plans	

6200sq ft shop & offices. The fully finished shop is 1700 sq ft, two 12' x 14' doors with side mount openers, two overhead furnaces, floor drains, ceiling fans, washroom with shower, wash sink and mezzanine for extra storage. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office & shop. Gorgeous finishings throughout including quality cabinetry, granite countertops, high end trim, lighting & plumbing fixtures. The space even includes a fireplace & waterfall 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 and a shop. Previously housed an oil company. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms or office bullpens), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 4 exterior entrances. Could also accommodate a business which needs retail showroom. Basic rent is NOW \$18/sq ft = \$9300/month. Additional rent is \$5.90/sq ft = \$3048.33. Fabulous building - TOTAL CLASS! This is a must see building. See attached 3D tour. Book your showing to view this great building. Also available to purchase for \$1,200,000.

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