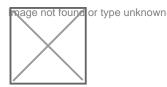


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101, 8715 109 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Listing ID:

MLS ID:

Grande Prairie, Alberta

32353

A2261582



- **△** DAVE PILGER
- **2** (780) 814-0602
- RE/MAX Grande Prairie
- **2** 780-538-4747

ß

101, 8715 109 Street , Grande Prairie , Alberta T8V8H7

Transaction Type

For Lease

Title

Fee Simple

Zoning

ΙB

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.)

Building Area (Sq. M.)

575.99

Roof

Flat Torch Membrane

Foundation ICF Block

6200.00

Cooling Central Air

Heating

Combination, High Efficiency, Overhead Heater(s), Forced Air, Natural Gas

Access to Property
Paved Road, Public

Inclusions N/A

RestrictionsReportsLandlord ApprovalFloor 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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