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101, 8715 109 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 32353

A2261582

MLS ID:

\$18



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101, 8715 109 Street , Grande Prairie , Alberta T8V8H7

Transaction Type Title

For Lease Fee Simple

Lease Amount Lease Frequency

18.00 Annually

Subdivision

Landlord Approval

Richmond Industrial Park

Commercial Mix,Condo Complex,Mixed

Use,Office Building,Retail

Structure Type Property Type

Industrial Commercial Office

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

Building Type

Days On Market

45

ΙB

Zoning

Year Built

Property Sub Type

2008

0723356 6200.00 575.99

Roof Foundation Cooling

Flat Torch Membrane ICF Block Central Air

Heating Access to Property Inclusions

Combination, High Efficiency, Overhead
Paved Road, Public
N/A

Floor Plans

Heater(s),Forced Air,Natural Gas

Restrictions

Reports

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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