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111, 8716 108 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Grande Prairie, Alberta

Listing ID:
33614

MLS ID:
A2279138

\$579,900



 **MITCH KOLL**
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111, 8716 108 Street , Grande Prairie , Alberta T8V 4C7

Transaction Type For Sale	Title Fee Simple	Days On Market 48
Zoning IB	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	Foundation Poured Concrete	Cooling Central Air
Heating Forced Air,Natural Gas	Commercial Amenities Boardroom,See Remarks	Inclusions Fridge (Board Room Furniture Negotiable)
Restrictions None Known	Reports Other Documents	

Office Condo Bay with great exposure. Features two floors of premium office space with a small 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 in the future. The main floor office space would be available upon possession. Building offers flexible options for keeping as an income property, partial income and owner use, or complete owner occupation. Lots of possibilities.

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