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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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 Royal LePage - The Realty Group
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 111, 8716 108 Street , Grande Prairie , Alberta T8V 4C7

Transaction Type	Title	Days On Market
For Sale	Fee Simple	1
Zoning	Subdivision	Building Type
IB	Richmond Industrial Park	Commercial Mix,Office Building
Year Built	Structure Type	Property Type
2006	Office	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Office	0626974	3565.00
Building Area (Sq. M.)	Foundation	Cooling
331.20	Poured Concrete	Central Air
Heating	Commercial Amenities	Inclusions
Forced Air,Natural Gas	Boardroom,See Remarks	Fridge (Board Room Furniture Negotiable)
Restrictions	Reports	
None Known	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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