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## 103, 8715 109 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34119

**MLS ID:**  
A2287631

**\$485,000**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 103, 8715 109 Street , Grande Prairie , Alberta T8V 8H7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 61	<b>Zoning</b> IB
<b>Subdivision</b> Richmond Industrial Park	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2008
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0723356	<b>Building Area (Sq. Ft.)</b> 3408.00	<b>Building Area (Sq. M.)</b> 316.61
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

This commercial space offers the flexibility today's businesses need. Ideally situated just off Highway 40 with convenient access for staff and clients, the main floor features a professional reception/waiting area, two private offices, two washrooms, and a rear warehouse/shop area complete with a large overhead door. The second floor provides an additional office, open work area, kitchen space, and a third washroom—allowing for future growth or rental income. Ample parking is available both in the front and rear of the building for staff and customers. Immediate possession available. Shop and office together for any owner-user or growing business—call your Commercial Realtor® today to view.

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