

\$19 - 101, 8715 109 Street, Grande Prairie

MLS® #A2200890

\$19

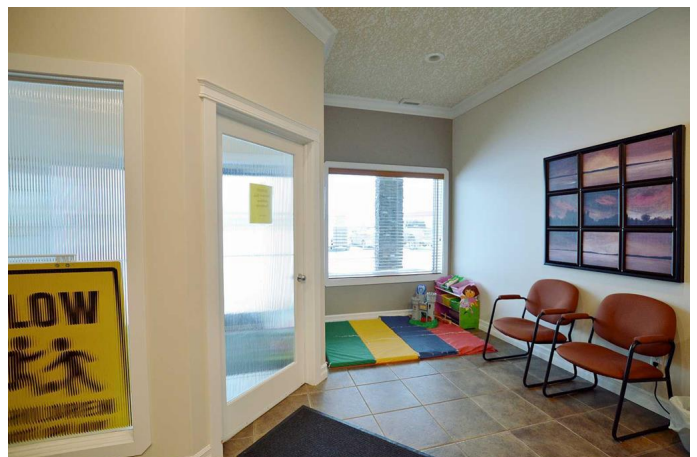
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

Beautiful 4498 sq ft space suitable for many different types of businesses. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office building. 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. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 3 exterior entrances. Could also accommodate a business which needs office space and a retail showroom. Basic rent is \$19/sq ft = \$7121.83/month + \$356.09 (GST) = \$7477.92/month. Additional rent is \$5.90/sq ft = \$2211.51. Fabulous building - TOTAL CLASS! This is a must see space. Please note: wall colours are not accurate in pictures - see attached Matterport tour for accurate colours & floor plan. One owner is a licensed Realtor in the province of Alberta.

Built in 2008

Essential Information



MLS® #	A2200890
Price	\$19
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	101, 8715 109 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V8H7

Interior

Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Paved
Roof	Flat
Construction	Aluminum Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	March 10th, 2025
Days on Market	64
Zoning	IB

Listing Details

Listing Office	RE/MAX Grande Prairie
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