

\$13 - 110, 8715 109 Street, Grande Prairie

MLS® #A2185686

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

FOR LEASE:SHOP/MN FLR/2ND

FLR/OFC/CONDO: 2,760 +/- sq.ft. in multi
tenant condo. SHOP: 1,380 +/- sq.ft. (23'x60'
+/-), one manual lift OHD (12'x14'), 100A/3
phase, fluorescent lighting, sump, OH unit
heater, one washroom and 16' clear ceiling
height MN FLR OFC: 690 +/- sq.ft.(23'x30'),
vinyl composite tile floors, painted walls, t-bar
ceiling, fluorescent lighting, a/c & one
washroom 2ND FLR OFC: 690 +/-
sq.ft.(23'x30'), vinyl flrs, painted walls, t-bar
ceiling, fluorescent lgtg, a/c, & one washroom
PARKING: Proportionate share ZONING: IG-
General Ind. LOCATION: Richmond Ind.
RENT:\$2,990.00/mo (\$13/sq.ft.) + GST 2025
BUDGETED NET COSTS:\$1,283.33/mo
(\$5.58/sq.ft.) + GST CONDO

FEE:\$385.00/mo + GST UTILITIES: Paid
direct by tenant: GAS/PWR/WTR

AVAILABLE: immediate

SUPPLEMENTS: Total Monthly Payment &
Floor Plan. To obtain copies of

SUPPLEMENTS not visible on this site please
contact REALTOR®.

Built in 2008

Essential Information

MLS® # A2185686

Price \$13

Bathrooms 0.00



Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	110, 8715 109 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8H7

Interior

Heating	Natural Gas
---------	-------------

Additional Information

Date Listed	January 6th, 2025
Days on Market	133

Listing Details

Listing Office	CommVest Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.