

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

MLS® #A2200890

**\$19**

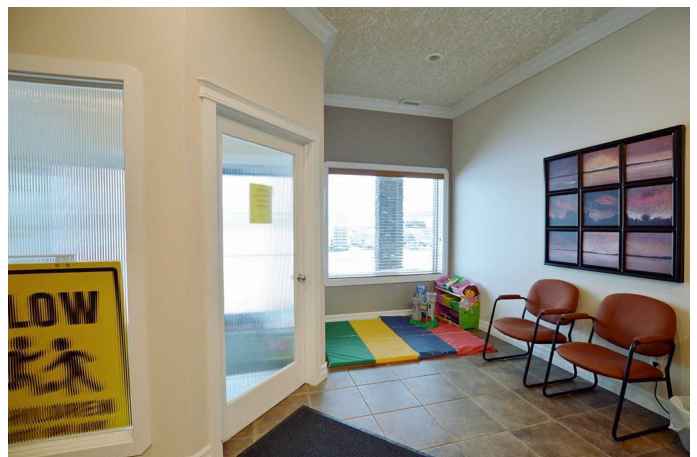
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

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	67
Zoning	IB

### Listing Details

Listing Office	RE/MAX Grande Prairie
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