\$1,199,900 - 101, 8715 109 Street, Grande Prairie

MLS® #A2231401

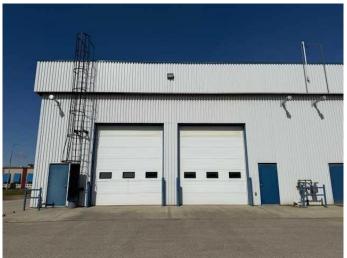
\$1,199,900

0 Bedroom, 0.00 Bathroom, Commercial on 3.61 Acres

Richmond Industrial Park, Grande Prairie, Alberta

Outstanding property! 6200sq ft offices and shop. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office & shop. Gorgeous finishings throughout including quality cabinetry, granite countertops, high end trim, lighting & plumbing fixtures. The space even includes a fireplace & waterwalls in the large upstairs board room. Currently houses a therapy clinic and previously an oil company. This would be ideal for any business which requires lots of offices/rooms of varying sizes and a shop. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms or office bullpens), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 4 exterior entrances. Could also accommodate a business which needs retail showroom as this space has its own exterior door. The fully finished shop is 1700 sq ft, 225 amp three phase power, two 12' x 14' doors with side mount openers, two overhead furnaces, floor drains, ceiling fans, washroom with shower, wash sink and mezzanine for extra storage. Fabulous building - TOTAL CLASS! This is a must see building. Check out the virtual tour. Book your in person viewing to see this great building. Condo fees include all water & sewer, exterior building maintenance, parking lot & landscaping maintenance and building insurance. Lease for \$18/sq ft.







Essential Information

MLS® # A2231401

Price \$1,199,900

Bathrooms 0.00 Acres 3.61 Year Built 2008

Type Commercial Sub-Type Mixed Use

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 Forced Air, Natural Gas, Central, High Efficiency

Cooling Central Air

Exterior

Roof Flat

Foundation ICF Block

Additional Information

Date Listed June 16th, 2025

Days on Market 130 Zoning IB

Listing Details

Listing Office RE/MAX Grande Prairie

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