# \$18 - 101, 8715 109 Street, Grande Prairie

MLS® #A2261019

### \$18

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 & waterfalls 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 18/sq ft = 6747/month. Additional rent is \$5.90/sq ft = \$2211.51. Fabulous building - TOTAL CLASS! This is a must see space. See attached Matterport tour. Or lease the entire building including the 1702 sq ft shop.

Built in 2008

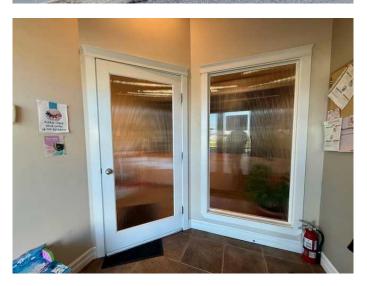
# **Essential Information**

MLS® # A2261019

Price \$18







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 September 30th, 2025

Days on Market 35 Zoning IB

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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