

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

MLS® #A2261582

\$18

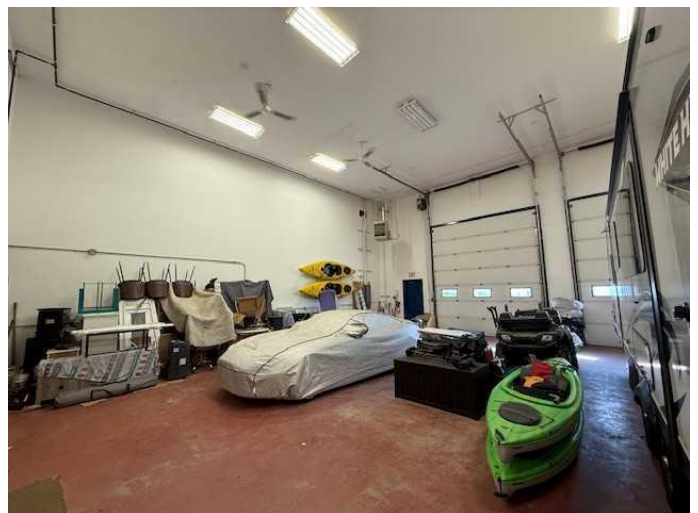
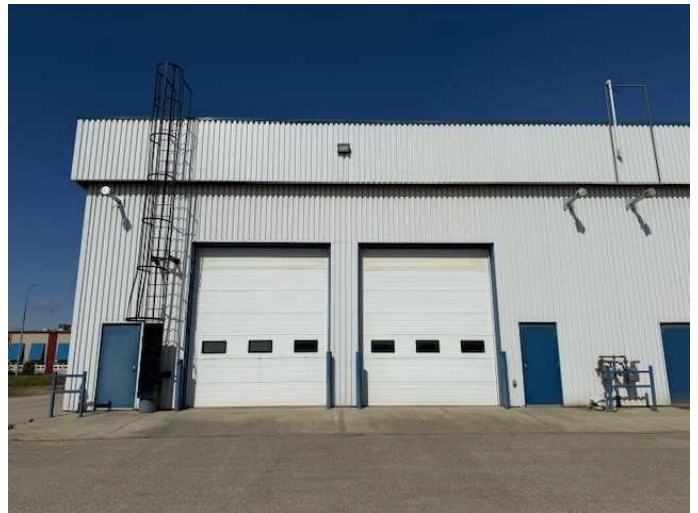
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

6200sq ft shop & offices. The fully finished shop is 1700 sq ft, 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. 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 & 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 and a shop. Previously housed an oil company. 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. Basic rent is NOW \$18/sq ft = \$9300/month. Additional rent is \$5.90/sq ft = \$3048.33. Fabulous building - TOTAL CLASS! This is a must see building. See attached 3D tour. Book your showing to view this great building. Also available to purchase for \$1,200,000.

Built in 2008

Essential Information



MLS® #	A2261582
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, Overhead Heater(s), Forced Air, Natural Gas, Combination
Cooling	Central Air

Exterior

Roof	Flat Torch Membrane
Foundation	ICF Block

Additional Information

Date Listed	October 2nd, 2025
Days on Market	8
Zoning	IB

Listing Details

Listing Office	RE/MAX Grande Prairie
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