



**GRASSROOTS**  
REALTY GROUP

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101, 8715 109 Street  
Grande Prairie, Alberta

MLS # A2216645



**\$18 per sq.ft.**

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,200 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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 \$1,245,000.