



101, 8715 109 Street  
Grande Prairie, Alberta

MLS # A2231401



**\$1,200,000**

<b>Division:</b>	Richmond Industrial Park
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Richmond Centre
<b>Bus. Name:</b>	-
<b>Size:</b>	6,200 sq.ft.
<b>Zoning:</b>	IB

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	3.61 Acres
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

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.