



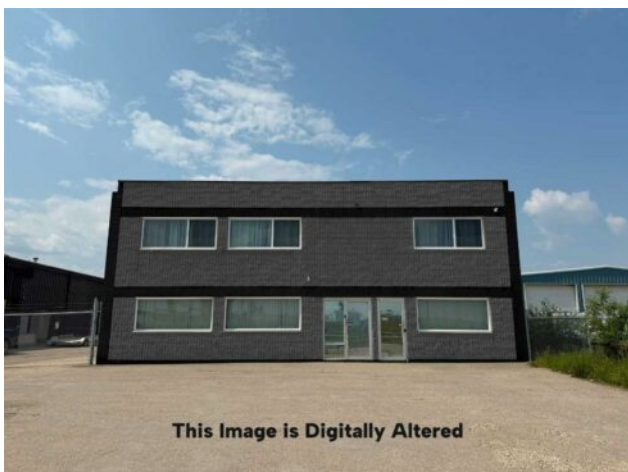
GRASSROOTS
REALTY GROUP

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9036 108 Street
Grande Prairie, Alberta

MLS # A2246029



This Image is Digitally Altered

\$18 per sq.ft.

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,154 sq.ft.

Zoning: IG

Heating: Exhaust Fan, Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: 0.47 Acre

Sewer: -

Lot Feat: City Lot, Low Maintenance Landscape, Yard Lights

Inclusions: N/A

Entire Property is undergoing renovation, photos ARE NOT accurate of current state or representative of finished work and were taken at the initial stages of renovation. Contact your Realtor for a list of renovations This is an amazing single tenant industrial property located directly on busy 108 St / Highway 40 in Richmond Industrial Park that allows many tenant uses. It has 3406 square feet of shop space and 2748 square feet of office space over two floors. On the main floor of the office you can find: a welcoming reception area, two private offices, a boardroom, two restrooms, and a small waiting/flex area. On the second floor there are two private offices, a partially finished rough in for a kitchen, a full bathroom (with a shower), and a large flex area for any need. In the shop amongst all the open working space there are three overhead doors, water hook ups, two sumps, two mezzanines, compressed air lines throughout, LED lighting, and more, all leading out to your enclosed gated yard space. Rearmost shop mezzanine could be removed to open more clear ceiling height and structural supports are in place for adding a Jib or Overhead Crane (tbc). Property is currently undergoing a full rejuvenation to bring it to refreshed modern day standards, some items include: full office and shop renovation, new office furnaces, office air conditioning, new shop overhead heaters, key fob access throughout, door and window replacements, and a long list of other items (contact your realtor to obtain the full list and a floorplan). This is your chance to get into a great renovated and modernized facility without the capital investment and low operational costs, contact your commercial agent today, for a showing!