

1-833-477-6687 aloha@grassrootsrealty.ca

## 103, 8715 109 Street **Grande Prairie, Alberta**

MLS # A2250842



\$499,900

Division: Richmond Industrial Park Mixed Use Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 2,500 sq.ft. Zoning: Addl. Cost:

**Heating:** Floors: **Based on Year: Utilities:** Roof: **Exterior:** Parking: Water: Lot Size: 0.10 Acre Sewer: Lot Feat:

Inclusions:

N/A

Amazing value for this well laid out commercial space. Inside you will find 2 floors, the first floor offers a waiting room, 2 offices, 2 washrooms, and a large open area that makes a great bullpen area for multiple employees. The rear of the building features a warehouse space with shop door. Upstairs you will find another office and a large open area to offer more open office space or work area. There is also a kitchen area with a third washroom. Situated off highway 40 and easy access makes this a great location and layout to locate your business. Immediate possession available.