

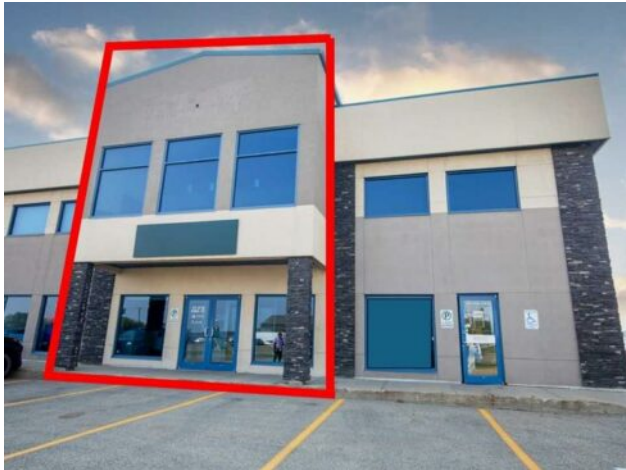


GRASSROOTS
REALTY GROUP

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111, 8716 108 Street
Grande Prairie, Alberta

MLS # A2252987



\$579,900

Division:	Richmond Industrial Park
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,565 sq.ft.
Zoning:	IB
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	-
Exterior:	-
Water:	Public
Sewer:	Public Sewer
Inclusions:	Fridge (board room furniture negotiable)

Office Condo Bay with great exposure. Features two floors of premium office space with a rear shop. Main floor office area is 1380 sqft with reception, 5 offices, two bathrooms, small kitchen and storage room. Front vestibule allows separate access upstairs to 1495 sqft of 4 offices, a large bright board room and bathroom. Also, there is a 690 sqft shop area in the rear with an over head door and small mezzanine. Currently there are tenants in two offices upstairs that have access to the board room for \$775 per month gross each with two more vacant ones that could be rented, and the back shop area is rented for \$1300 gross per month. All 3 current tenants would like to stay if possible. This is a great opportunity to run your office out of the main floor and have your mortgage mostly covered by the other tenants in the building and also allow you the flexibility to grow.