



GRASSROOTS
REALTY GROUP

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

112, 8716 108 Street
Grande Prairie, Alberta

MLS # A2020120



\$449,000

Division: Richmond Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,375 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.10 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

This 3,375 square foot two storey office/retail corner unit is ideal for any business looking for an affordable option with great exposure. The main floor features a welcoming open front entrance with vestibule, four office, storage, lunchroom, two washrooms and bay area with overhead door. Upstairs has a bright bullpen area, washroom, office and large lunch/boardroom area with private exit. This property has ample parking at the front and rear of the building and amazing signage onto Highway 40. This is a property that any small business looking to own their building should take a close at. The Landlord is open to a market-rate leasing option for an approved tenant. Call your Commercial Realtor for more information or to book a showing today.