



GRASSROOTS
REALTY GROUP

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**A, 9022 108 Street
Grande Prairie, Alberta**

MLS # A2021376



\$5 per sq.ft.

Division: Richmond Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,925 sq.ft.

Zoning: IG

Heating: Floor Furnace, Forced Air

Floors: -

Roof: Metal

Exterior: Aluminum Siding , Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: City Lot, Near Public Transit, Paved

Second floor space with great advertising potential for your business directly on 108st/Highway 40! Entering the building via a key fob you have a welcoming common area before you take the stairs to your space, right before entering your space there is a 2 piece washroom in the common area. In your space you are greeted by a long welcoming hallway & there is a small waiting area in front of the 3 offices/changerooms. There is a good sized reception area before you enter your large open concept studio that could be used for sports, offices, activities or any other great typical use, there is a sink in the studio, & to the rear of the space is another office space. Call a commercial Realtor today to book a showing. Everything including utilities is \$3631.88/mo + GST.