



GRASSROOTS
REALTY GROUP

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9024 108 Street
Grande Prairie, Alberta

MLS # A2117513



\$5 per sq.ft.

Division:	Richmond Industrial Park
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,191 sq.ft.
Zoning:	IG
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A: Board room table & chairs can be included.

Multi Use main floor space with great visibility & ease of access right on the bypass (108st/Highway 40). This unit is presently set up with an open concept working area, a grand receptionist location, two enclosed offices, boardroom, & two 2 piece washrooms. This unit can be modified to accommodate your business, including constructing additional permanent walls (the center wall in the photos are a easily removed cubicle style wall) to section out your workspace. To see the floorplan, please click on the linked 3D scan or request the floorplan & showing from a Commercial Realtor! All costs (including utilities) are in your total monthly price of \$3499.46 + GST.