



**GRASSROOTS**  
REALTY GROUP

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103, 8715 109 Street  
Grande Prairie, Alberta

MLS # A2120344



**\$450,000**

Division: Richmond Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,408 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Phone System, Server Equipment, Office Furniture Window Coverings

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 large open area to offer more open office space or work area. There is also a kitchen area and third washroom. Situated off highway 40 and easy access make this a great location and layout to locate your business. Immediate possession available.