



GRASSROOTS
REALTY GROUP

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

**8819 109 Street
Grande Prairie, Alberta**

MLS # A2131098



\$825,000

Division: Richmond Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,590 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Outstanding New Construction Opportunity in Richmond Industrial Park. A 2590sq.ft. Duplex property offering great flexibility to be built to suit your needs. Office/showroom in the front of the property with shop area at the rear, two 14' high Overhead Doors. Mezzanine above office area could offer additional office space or equipment/parts storage. The property will also offer a nice size fenced & gravelled yard area with paved front parking. You will not find another opportunity to position your business in a prime location with a brand new building that presents well to your client base & staff. If needed options to acquire the entire building (5180sq.ft.) are available. The property is for sale & lease with an estimated completion date in early 2025. For further information please contact a Commercial Realtor and capture your chance to take your company to the next level!!!