



**GRASSROOTS**  
REALTY GROUP

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**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 6 months construction time + 10 weeks for T.I.&S. 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 Fall 2025. For further information please contact a Commercial Realtor and capture your chance to take your company to the next level!!!