



**GRASSROOTS**  
REALTY GROUP

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

103, 8715 109 Street  
Grande Prairie, Alberta

MLS # A2183019



**\$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: N/A

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 a large open area to offer more open office space or work area. There is also a kitchen area with a third washroom. Situated off highway 40 and easy access makes this a great location and layout to locate your business. Immediate possession available. Available to lease, see MLS A2183007