

# \$1,250,000 - 101, 8715 109 Street, Grande Prairie

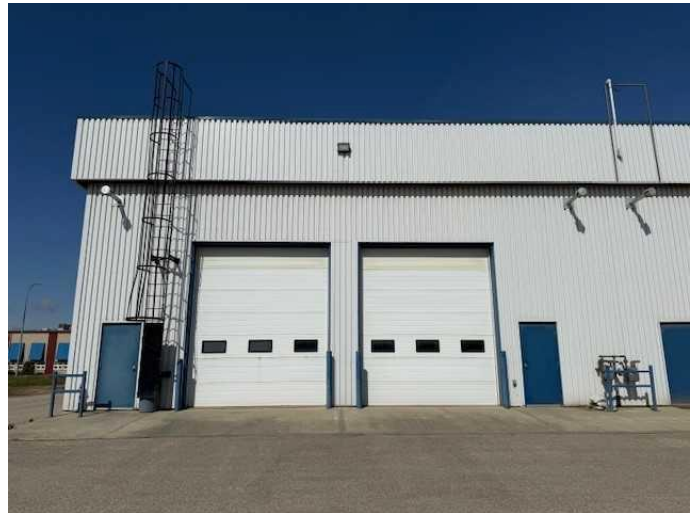
MLS® #A2231401

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.61 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Outstanding property! 6200sq ft offices and shop. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office & shop. Gorgeous finishings throughout including quality cabinetry, granite countertops, high end trim, lighting & plumbing fixtures. The space even includes a fireplace & waterfalls in the large upstairs board room. Currently houses a therapy clinic and previously an oil company. This would be ideal for any business which requires lots of offices/rooms of varying sizes and a shop. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms or office bullpens), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 4 exterior entrances. Could also accommodate a business which needs retail showroom as this space has its own exterior door. The fully finished shop is 1700 sq ft, 225 amp three phase power, two 12' x 14' doors with side mount openers, two overhead furnaces, floor drains, ceiling fans, washroom with shower, wash sink and mezzanine for extra storage. Fabulous building - TOTAL CLASS! This is a must see building. Check out the virtual tour. Book your in person viewing to see this great building. Condo fees include all water & sewer, exterior building maintenance, parking lot & landscaping maintenance and building insurance. Lease for \$18/sq ft



Built in 2008

## Essential Information

MLS® #	A2231401
Price	\$1,250,000
Bathrooms	0.00
Acres	3.61
Year Built	2008
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	101, 8715 109 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V8H7

## Interior

Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Roof	Flat
Foundation	ICF Block

## Additional Information

Date Listed	June 16th, 2025
Days on Market	55
Zoning	IB

## Listing Details

Listing Office	RE/MAX Grande Prairie
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