\$594,900 - 111, 8716 108 Street, Grande Prairie

MLS® #A2252987

\$594,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie, Alberta

Office Condo Bay with great exposure. Features two floors of premium office space with a rear shop. Main floor office area is 1380 sqft with reception, 5 offices, two bathrooms, small kitchen and storage room. Front vestibule allows separate access upstairs to 1495 sqft of 4 offices, a large bright board room and bathroom. Also, there is a 690 sqft shop area in the rear with an over head door and small mezzanine. Currently there are tenants in two offices upstairs that have access to the board room for \$775 per month gross each with two more vacant ones that could be rented, and the back shop area is rented for \$1300 gross per month. All 3 current tenants would like to stay if possible. This is a great opportunity to run your office out of the main floor and have your mortgage mostly covered by the other tenants in the building and also allow you the flexibility to grow.

Built in 2006

Essential Information

MLS® # A2252987

Price \$594,900

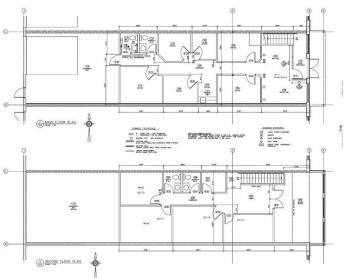
Bathrooms 0.00

Acres 0.00

Year Built 2006

Type Commercial







Sub-Type Office Status Active

Community Information

Address 111, 8716 108 Street

Subdivision Richmond Industrial Park

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 4C7

Amenities

Utilities Electricity Connected, Natural Gas Connected, Water Connected, Sewer

Connected

Interior

Heating Forced Air, Natural Gas

Cooling Central Air

Exterior

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 63 Zoning IB

Listing Details

Listing Office Royal LePage - The Realty Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.