

# \$14 - 109, 8715 109 Street, Grande Prairie

MLS® #A2242188

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Turn Key Industrial Office Condo available for immediate Occupancy. A well laid out total of 3128 sq.ft. offers, 2208 sq.ft. of office space plus a 23'x40'(920 sq.ft.) shop area. The office space is split over two floors offering 7 private offices, 3 two pc. bathrooms, kitchen area plus reception, open work space areas and meeting space. The location of this property on 109st. offers great access to 84 avenue and Hwy.40 and will allow the opportunity to be in close proximity to your clients & customers. The adjoining unit can offer another 2070sq.ft. of shop or storage space if required. The building site as a whole offers great paved parking in the front & rear of the property. Signage options can increase your visibility as well. The Landlord is prepared to work with interested tenants on rent incentives and lease terms to assist in your transition to this great new space. Call a Commercial Realtor today to make arrangements to view the property and take your operations to the next level.

Base rent:

3126ft. X \$14= \$3647+GST

Net rent:

3126ft. X \$5.75= \$1497.88 + GST

Built in 2006

## Essential Information



MLS® #	A2242188
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	109, 8715 109 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8H7

### Additional Information

Date Listed	July 24th, 2025
Days on Market	49
Zoning	IB

### Listing Details

Listing Office	RE/MAX Grande Prairie
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