

\$1,185,000 - 101, 8715 109 Street, Grande Prairie

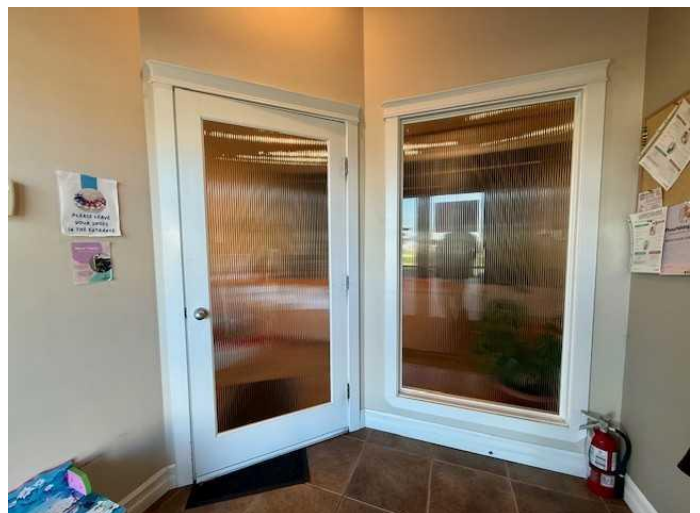
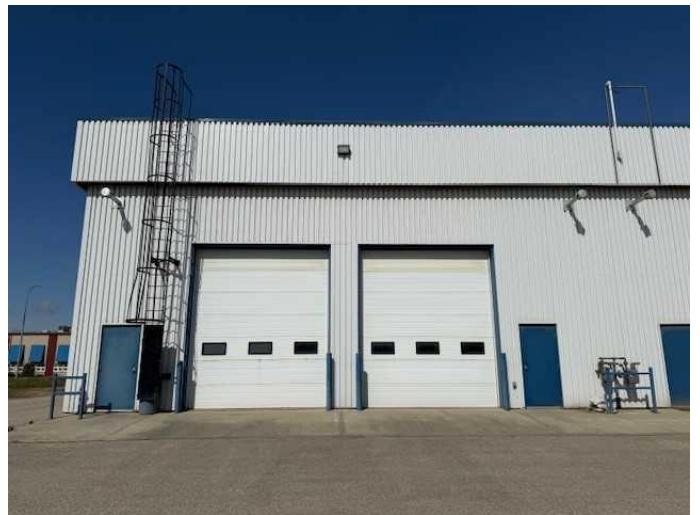
MLS® #A2231401

\$1,185,000

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 & waterwalls 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	\$1,185,000
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, Forced Air, Natural Gas, High Efficiency
Cooling	Central Air

Exterior

Roof	Flat
Foundation	ICF Block

Additional Information

Date Listed	June 16th, 2025
Days on Market	145
Zoning	IB

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.