

# \$18 - 101, 8715 109 Street, Grande Prairie

MLS® #A2200890

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Beautiful 4498 sq ft space suitable for many different types of businesses. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office building. 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 but would be ideal for any business which requires lots of offices/rooms of varying sizes. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 3 exterior entrances. Could also accommodate a business which needs office space and a retail showroom. Basic rent is NOW \$18/sq ft = \$6747/month. Additional rent is \$5.90/sq ft = \$2211.51. Fabulous building - TOTAL CLASS! This is a must see space. See attached Matterport tour. Or lease the entire building including the 1702 sq ft shop.

Built in 2008

## Essential Information

MLS® # A2200890

Price \$18



Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Office
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	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Lot Description	Paved
Roof	Flat
Construction	Aluminum Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### Additional Information

Date Listed	March 10th, 2025
Days on Market	146
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.