

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

MLS® #A2261582

## \$18

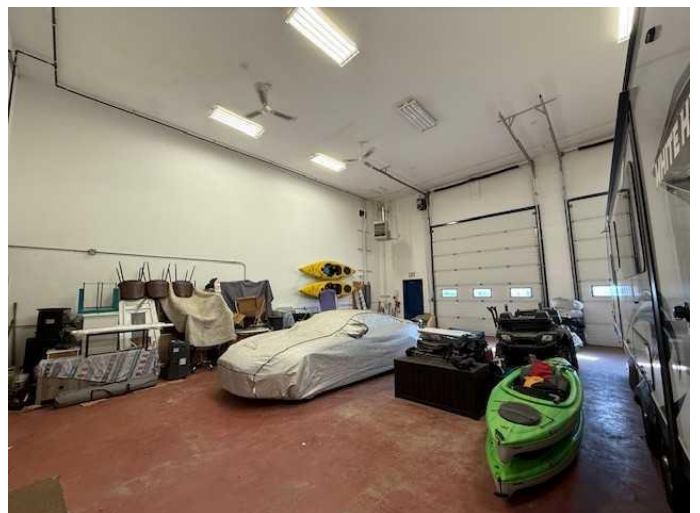
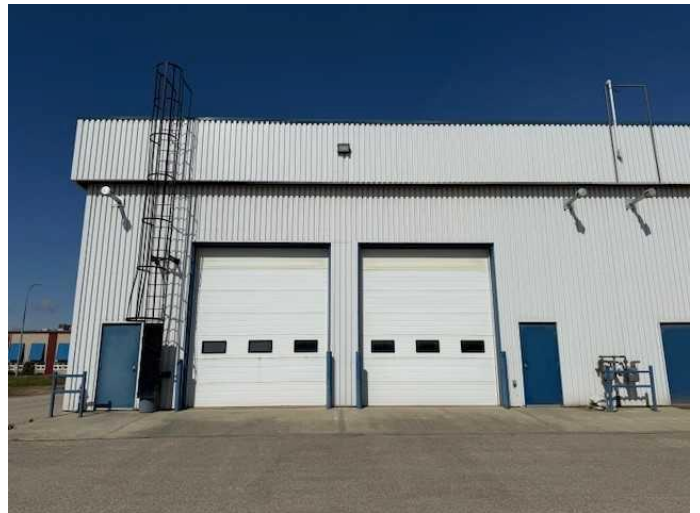
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

6200sq ft shop & offices. The fully finished shop is 1700 sq ft, 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. 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 & waterfall 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 and a shop. Previously housed an oil company. 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. Basic rent is NOW \$18/sq ft = \$9300/month. Additional rent is \$5.90/sq ft = \$3048.33. Fabulous building - TOTAL CLASS! This is a must see building. See attached 3D tour. Book your showing to view this great building. Also available to purchase for \$1,200,000.

Built in 2008

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2261582   |
| 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, Overhead Heater(s), Forced Air, Natural Gas, Combination |
| Cooling | Central Air                                                               |

### Exterior

|            |                     |
|------------|---------------------|
| Roof       | Flat Torch Membrane |
| Foundation | ICF Block           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 16                |
| Zoning         | IB                |

### Listing Details

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

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