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

MLS® #A2261019

\$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 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

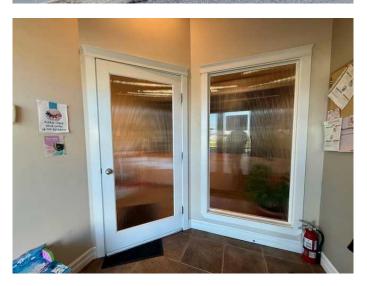
Essential Information

MLS® # A2261019

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 September 30th, 2025

Days on Market 15
Zoning IB

Listing Details

Listing Office RE/MAX Grande Prairie

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