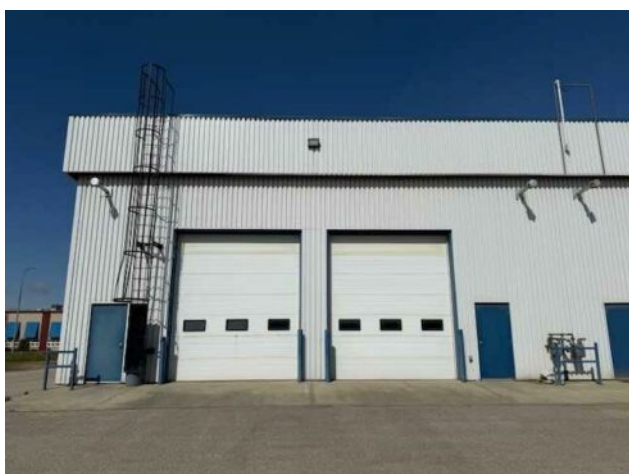


101, 8715 109 Street
Grande Prairie, Alberta

MLS # A2261582



\$18 per sq.ft.

Division: Richmond Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Richmond Centre

Bus. Name: -

Size: 6,200 sq.ft.

Zoning: IB

Heating: Combination, High Efficiency, Overhead Heater(s), Forced Air, Natural Gas **Add. Cost:** -

Floors: - **Based on Year:** -

Roof: Flat Torch Membrane **Utilities:** -

Exterior: - **Parking:** -

Water: - **Lot Size:** -

Sewer: - **Lot Feat:** -

Inclusions: N/A

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.