

112, 8716 108 Street  
Grande Prairie, Alberta

MLS # A2020120



## \$449,000

**Division:** Richmond Industrial Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,375 sq.ft.

**Zoning:** IB

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.10 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This 3,375 square foot two storey office/retail corner unit is ideal for any business looking for an affordable option with great exposure. The main floor features a welcoming open front entrance with vestibule, four office, storage, lunchroom, two washrooms and bay area with overhead door. Upstairs has a bright bullpen area, washroom, office and large lunch/boardroom area with private exit. This property has ample parking at the front and rear of the building and amazing signage onto Highway 40. This is a property that any small business looking to own their building should take a close at. The Landlord is open to a market-rate leasing option for an approved tenant. Call your Commercial Realtor for more information or to book a showing today.