



780-380-6207  
 meghan@meghanrobinson.net

103, 8715 109 Street  
 Grande Prairie, Alberta

MLS # A2120344



**\$450,000**

<b>Division:</b>	Richmond Industrial Park
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,408 sq.ft.
<b>Zoning:</b>	IB

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Phone System, Server Equipment, Office Furniture Window Coverings

Amazing value for this well laid out commercial space. Inside you will find 2 floors, the first floor offers a waiting room, 2 offices, 2 washrooms and a large open area that makes a great bullpen area for multiple employees. The rear of the building features a warehouse space with shop door. Upstairs you will find another office and large open area to offer more open office space or work area. There is also a kitchen area and third washroom. Situated off highway 40 and easy access make this a great location and layout to locate your business. Immediate possession available.