

\$594,900 - 111, 8716 108 Street, Grande Prairie

MLS® #A2252987

\$594,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

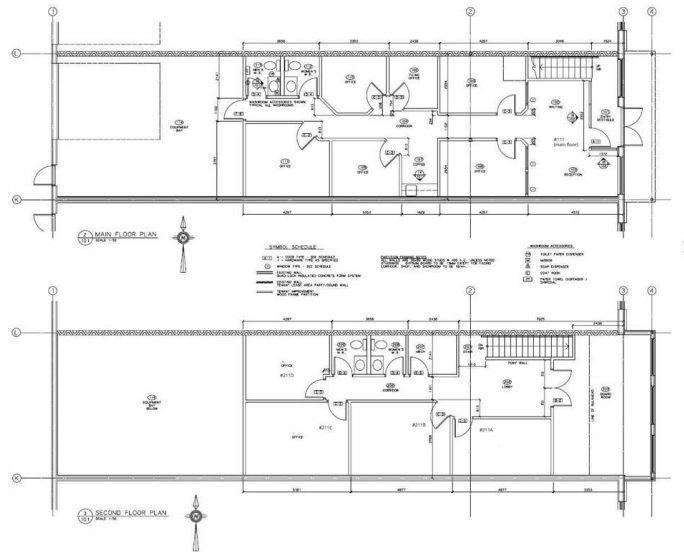
Richmond Industrial Park, Grande Prairie,
Alberta

Office Condo Bay with great exposure. Features two floors of premium office space with a rear shop. Main floor office area is 1380 sqft with reception, 5 offices, two bathrooms, small kitchen and storage room. Front vestibule allows separate access upstairs to 1495 sqft of 4 offices, a large bright board room and bathroom. Also, there is a 690 sqft shop area in the rear with an over head door and small mezzanine. Currently there are tenants in two offices upstairs that have access to the board room for \$775 per month gross each with two more vacant ones that could be rented, and the back shop area is rented for \$1300 gross per month. All 3 current tenants would like to stay if possible. This is a great opportunity to run your office out of the main floor and have your mortgage mostly covered by the other tenants in the building and also allow you the flexibility to grow.

Built in 2006

Essential Information

MLS® #	A2252987
Price	\$594,900
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial



Sub-Type	Office
Status	Active

Community Information

Address	111, 8716 108 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4C7

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Foundation	Poured Concrete
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Additional Information

Date Listed	September 3rd, 2025
Days on Market	20
Zoning	IB

Listing Details

Listing Office	Royal LePage - The Realty Group
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