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101, 8715 109 Street **Grande Prairie, Alberta**

MLS # A2231401



\$1,185,000

Richmond Industrial Park Division: Mixed Use Type: **Bus. Type:** For Sale Sale/Lease: Bldg. Name: Richmond Centre **Bus. Name:** Size: 6,200 sq.ft. Zoning: Addl. Cost:

Heating: Central, High Efficiency, Forced Air, Natural Gas Floors: Based on Year: Roof: **Utilities:** Flat **Exterior:** Parking: Water: Lot Size: 3.61 Acres **Public** Sewer: Lot Feat: **Public Sewer**

Inclusions:

N/A

Outstanding property! 6200sq ft offices and shop. 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 & waterwalls in the large upstairs board room. Currently houses a therapy clinic and previously an oil company. This would be ideal for any business which requires lots of offices/rooms of varying sizes and a shop. 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 as this space has its own exterior door. The fully finished shop is 1700 sq ft, 225 amp three phase power, 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. Fabulous building - TOTAL CLASS! This is a must see building. Check out the virtual tour. Book your in person viewing to see this great building. Condo fees include all water & sewer, exterior building maintenance, parking lot & landscaping maintenance and building insurance. Lease for \$18/sq ft.