

## 780-831-7725

jackadmin@gpremax.com

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

Floors: Roof:

**Exterior:** 

Water: Sewer: Inclusions:

N/A

MLS # A2261019



## \$18 per sq.ft.

	Division:	Richmond Industrial Park	
	Type:	Office	
	Bus. Type:	-	
	Sale/Lease:	For Lease	
	Bldg. Name:	Richmond Centre	
	Bus. Name:	-	
	Size:	4,498 sq.ft.	
	Zoning:	IB	
High Efficiency, Forced Air, Natural Gas		Addl. Cost:	-
-		Based on Year:	-
Flat		Utilities:	-
Aluminum Siding , ICFs (Insulated Concrete Forms)		Parking:	-
-		Lot Size:	-
-		Lot Feat:	Paved

Beautiful 4498 sq ft space suitable for many different types of businesses. Originally built by a home builder to showcase their workmanship. This space feels more like a home than an office building. Gorgeous finishings throughout including quality cabinetry, granite countertops, high end trim, lighting & plumbing fixtures. The space even includes a fireplace & waterfalls 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. Presently the space is configured with a total of 13 offices (2 very large spaces which could be board rooms), reception area, 3 washrooms, file/storage room, 2 kitchen areas, 3 exterior entrances. Could also accommodate a business which needs office space and a retail showroom. Basic rent is \$18/sq ft = \$6747/month. Additional rent is \$5.90/sq ft = \$2211.51. Fabulous building - TOTAL CLASS! This is a must see space. See attached Matterport tour. Or lease the entire building including the 1702 sq ft shop.