



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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101, 8715 109 Street
Grande Prairie, Alberta

MLS # A2261019



\$18 per sq.ft.

Heating:	High Efficiency, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat	Utilities:	-
Exterior:	Aluminum Siding , ICFs (Insulated Concrete Forms)	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Paved
Inclusions:	N/A		

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.