

# \$13 - 110, 8715 109 Street, Grande Prairie

MLS® #A2185686

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

FOR LEASE:SHOP/MN FLR/2ND  
FLR/OFC/CONDO: 2,760 +/- sq.ft. in multi  
tenant condo. SHOP: 1,380 +/- sq.ft. (23'x60'  
+/-), one manual lift OHD (12'x14'), 100A/3  
phase, fluorescent lighting, sump, OH unit  
heater, one washroom and 16' clear ceiling  
height MN FLR OFC: 690 +/- sq.ft.(23'x30'),  
vinyl composite tile floors, painted walls, t-bar  
ceiling, fluorescent lighting, a/c & one  
washroom 2ND FLR OFC: 690 +/-  
sq.ft.(23'x30'), vinyl flrs, painted walls, t-bar  
ceiling, fluorescent ltg, a/c, & one washroom  
PARKING: Proportionate share ZONING: IG-  
General Ind. LOCATION: Richmond Ind.  
RENT:\$2,990.00/mo (\$13/sq.ft.) + GST 2025  
BUDGETED NET COSTS:\$1,283.33/mo  
(\$5.58/sq.ft.) + GST CONDO  
FEE:\$385.00/mo + GST UTILITIES: Paid  
direct by tenant: GAS/PWR/WTR  
AVAILABLE: immediate  
SUPPLEMENTS: Total Monthly Payment &  
Floor Plan. To obtain copies of  
SUPPLEMENTS not visible on this site please  
contact REALTOR®.

Built in 2008

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2185686 |
| Price     | \$13     |
| Bathrooms | 0.00     |



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|            |            |
|------------|------------|
| Acres      | 0.00       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 110, 8715 109 Street     |
| Subdivision | Richmond Industrial Park |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8V 8H7                  |

### **Interior**

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 6th, 2025 |
| Days on Market | 107               |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | CommVest Realty Ltd. |
|----------------|----------------------|

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