

# \$825,000 - 8819 109 Street, Grande Prairie

MLS® #A2131098

**\$825,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Outstanding New Construction Opportunity in Richmond Industrial Park 6 months construction time + 10 weeks for T.I.~S. A 2590sq.ft. Duplex property offering great flexibility to be built to suit your needs. Office/showroom in the front of the property with shop area at the rear, two 14' high Overhead Doors. Mezzanine above office area could offer additional office space or equipment/parts storage. The property will also offer a nice size fenced & gravelled yard area with paved front parking. You will not find another opportunity to position your business in a prime location with a brand new building that presents well to your client base & staff. If needed options to acquire the entire building (5180sq.ft.) are available. The property is for sale & lease with an estimated completion date in Fall 2025. For further information please contact a Commercial Realtor and capture your chance to take your company to the next level!!!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2131098  |
| Price      | \$825,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2024      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Industrial |
| Status   | Active     |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 8819 109 Street          |
| Subdivision | Richmond Industrial Park |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T9H 3E1                  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2024 |
| Days on Market | 327           |
| Zoning         | IG            |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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