



GRASSROOTS
REALTY GROUP

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103, 8715 109 Street
Grande Prairie, Alberta

MLS # A2287631



\$485,000

Division: Richmond Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,408 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This commercial space offers the flexibility today's businesses need. Ideally situated just off Highway 40 with convenient access for staff and clients, the main floor features a professional reception/waiting area, two private offices, two washrooms, and a rear warehouse/shop area complete with a large overhead door. The second floor provides an additional office, open work area, kitchen space, and a third washroom—allowing for future growth or rental income. Ample parking is available both in the front and rear of the building for staff and customers. Immediate possession available. Shop and office together for any owner-user or growing business—call your Commercial Realtor today to view.