

# \$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, & one washroom  
2ND FLR OFC: 690 +/- sq.ft.(23'x30'), vinyl  
flrs, painted walls, t-bar ceiling, fluorescent lgt,  
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: Today!

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



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
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### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	189

### **Listing Details**

Listing Office	CommVest Realty Ltd.
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