

# \$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	351
Zoning	IG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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