

**107, 8715 109 Street**  
**Grande Prairie, Alberta**

**MLS # A2178197**



**\$475,000**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,190 sq.ft.

**Zoning:** IB

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Own your own space ! This is a versatile 3190 Sq Ft SHOP/OFFICE located in the very desirable Richmond industrial park, just off very busy 108 Street (Highway 40). There is lots of paved parking front and back in this well managed business condo complex. Private offices and open work spaces with bathrooms on both main level and upstairs. Shop bay measures 22' W x 32 L' and has a large powered 12' W x 14'H overhead door. Well equipped with 225 amp three phase electric service and floor drain. The condo board has a well funded reserve with a reasonable \$404.25 monthly condo fee. Condo fee includes water and sewer / all exterior maintenance/ snow removal and building insurance. This space is also available for lease or RENT TO OWN (see MLS A2178194).