

**103, 8715 109 Street
Grande Prairie, Alberta****MLS # A2250842****\$499,900****Division:** Richmond Industrial Park**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 2,000 sq.ft.**Zoning:** IB**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.10 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Amazing value for this well laid out commercial space. Inside you will find 2 floors, the first floor offers a waiting room, 2 offices, 2 washrooms, and a large open area that makes a great bullpen area for multiple employees. The rear of the building features a warehouse space with shop door. Upstairs you will find another office and a large open area to offer more open office space or work area. There is also a kitchen area with a third washroom. Situated off highway 40 and easy access makes this a great location and layout to locate your business. Immediate possession available.