

**109A, 8715 109 Street
Grande Prairie, Alberta****MLS # A2270868****\$14 per sq.ft.****Division:** Richmond Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,024 sq.ft.**Zoning:** IB**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Turn Key Industrial Office Condo available for immediate Occupancy. A well laid out total of 3128 sq.ft. offers, 2208 sq.ft. of office space plus a 23'x40'(920 sq.ft.) shop area. The office space is split over two floors offering 7 private offices, 3 two pc. bathrooms, kitchen area plus reception, open work space areas and meeting space. The location of this property on 109st. offers great access to 84 avenue and Hwy.40 and will allow the opportunity to be in close proximity to your clients & customers. The building site as a whole offers great paved parking in the front & rear of the property. Signage options can increase your visibility as well. The Landlord is prepared to work with interested tenants on rent incentives and lease terms to assist in your transition to this great new space. Call a Commercial Realtor today to make arrangements to view the property and take your operations to the next level. Base rent: 3126ft. X \$14= \$3647+GST Net rent: 3126ft. X \$5.75= \$1497.88 + GST