

**2nd Floor, 8716 108 Street  
Grande Prairie, Alberta**

**MLS # A2164547**



# \$2,500 per month

**Division:** Richmond Industrial Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,836 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Flexible office/shop space available for immediate occupancy in great high traffic location. This functional space offers a combination of 18'x25'=450ft. Shop area plus up to 1386ft. Of office space including one office, one large bullpen work space or double office area, bathroom, plus another large boardroom or bullpen workspace with access back to shop. The owner of the property will occupy the office space on the main floor but allows client/staff access to your 2nd floor space thru a beautiful reception area. A really great combination of useable space offered at an ultra competitive price of \$2500/mth + GST. Yes you read that right all-inclusive of utilities, taxes, insurance, maintenance, rent. One fixed price=no guess work. Offering great hwy.40/108st. Frontage with ample parking in front/rear. Flexible lease terms available and if you don't need all the 2nd floor office space that's ok too because they are open to customizing the space you occupy to fit your needs/budget. Call a commercial realtor today to arrange a viewing and capture this amazing opportunity.