

# \$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	347
Zoning	IG

### Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.