

**202, 8716 108 Street**  
**Grande Prairie, Alberta**

**MLS # A2194270**



**\$1,400 per month**

**Division:** Richmond Industrial Park

**Type:** Office

**Bus. Type:** Professional/Office

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,220 sq.ft.

**Zoning:** IB

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Sewer

**Lot Feat:** -

**Inclusions:** None

Well-kept office space in the busy Richmond Centre just off Highway 40 on the edge of the Richmond Industrial Park, Shared with many local thriving businesses such as Vintage Wine & Spirits, A-1 Licence & Registry, Cedar Gems Tobacconist and many other well now establishments. This clean, air-conditioned office space has three good-sized offices, a large boardroom, a storage area, and a washroom. This is in a high-traffic location with excellent parking and incredible exposure. Total Rent is \$1400/month + GST and includes all utilities (The only additional fee is for monthly garbage removal and sidewalk snow removal).