

# \$14 - 9026 108 Street, Grande Prairie

MLS® #A2194039

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Landlord willing to contribute to TI! Position your business for success in this 22,751 sqft industrial shop, strategically located on 108 Street / Highway 40 in Richmond Industrial Park—one of Grande Prairie's most sought-after industrial zones. Offering an exceptional high-visibility main road location, ample workspace, and top-tier functionality, this property is built to support high-performance operations. Designed to accommodate diverse industrial needs, this facility features: 5 spacious bays, each with independent power supplies (up to 600V), overhead & jib cranes, pressurized air lines, Hotsy, LED lighting throughout the office and bays for energy efficiency, security cameras & key fob access for added protection, & a fenced gravelled yard—ideal for storage, parking, or expansion with front & rear property access. Your team will appreciate the 6 designated offices, large reception area (with potential to expand offices into the shop), and a staff kitchenette/break room. Additional conveniences include: 4 restrooms plus a dedicated shop handwashing sink, Air-conditioned main office area for year-round comfort, & a currently ongoing office refresh, providing a modern, professional touch. Bay Features at a Glance: Bay 1: 3-ton overhead crane, 14x14' OHD, & option for sump installation. Bay 2 & 3: 6-ton overhead crane, 1-ton jib crane, 14x16' & 14x18' OHDs, sumps, Hotsy system (with potential to



extend lines to other bays), and a tool crib & parts room conveniently located between bays 3 & 4. Bay 4: 5-ton overhead crane, three 1-ton jib cranes, 16x18â€™™ OHD, sump, & exterior used oil storage tank with interior transfer pump & containment bin in bay 4. Bay 5: 5-ton overhead crane, 14x14â€™™ OHD. A Rare Opportunity in a Prime Location, with high-traffic exposure, exceptional workspace versatility, and ready-to-go infrastructure, this industrial shop is an outstanding investment for businesses seeking growth and efficiency. Contact a Commercial Realtor to schedule a showing!

Built in 1978

### **Essential Information**

MLS® #	A2194039
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	9026 108 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4C8

### **Interior**

Heating	Central, Forced Air, Natural Gas, Exhaust Fan, Make-up Air, Overhead Heater(s)
Cooling	Central Air

### **Exterior**

Construction	Concrete, Metal Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 24th, 2025
Days on Market	114
Zoning	IG

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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