

# \$18 - 9036 108 Street, Grande Prairie

MLS® #A2246029

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.47 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

\*\*\*Entire Property is undergoing renovation, photos ARE NOT accurate of current state or representative of finished work and were taken at the initial stages of renovation. Contact your Realtor for a list of renovations\*\*\* This is an amazing single tenant industrial property located directly on busy 108 St / Highway 40 in Richmond Industrial Park that allows many tenant uses. It has 3406 square feet of shop space and 2748 square feet of office space over two floors. On the main floor of the office you can find: a welcoming reception area, two private offices, a boardroom, two restrooms, and a small waiting/flex area. On the second floor there are two private offices, a partially finished rough in for a kitchen, a full bathroom (with a shower), and a large flex area for any need. In the shop amongst all the open working space there are three overhead doors, water hook ups, two sumps, two mezzanines, compressed air lines throughout, LED lighting, and more, all leading out to your enclosed gated yard space. Rearmost shop mezzanine could be removed to open more clear ceiling height and structural supports are in place for adding a Jib or Overhead Crane (tbc). Property is currently undergoing a full rejuvenation to bring it to refreshed modern day standards, some items include: full office and shop renovation, new office furnaces, office air conditioning, new shop overhead heaters, key fob access throughout, door and window replacements, and a long list of other



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items (contact your realtor to obtain the full list and a floorplan). This is your chance to get into a great renovated and modernized facility without the capital investment and low operational costs, contact your commercial agent today, for a showing!

Built in 1978

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2246029   |
| Price      | \$18       |
| Bathrooms  | 0.00       |
| Acres      | 0.47       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 9036 108 Street          |
| Subdivision | Richmond Industrial Park |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8V4C8                   |

**Interior**

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

**Exterior**

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | City Lot, Low Maintenance Landscape, Yard Lights |
| Roof            | Asphalt                                          |
| Construction    | Concrete                                         |
| Foundation      | Poured Concrete                                  |

**Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 25th, 2025 |
|-------------|-------------------|

Days on Market 14

Zoning IG

## **Listing Details**

Listing Office Royal LePage - The Realty Group

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