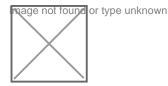


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

9026 108 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie Alberta

Listing ID:

MLS ID:

\$14

Grande Prairie, Alberta

29511

A2194039



△ SAMUEL BURT

(780) 228-7242

Royal LePage - The Realty Group

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9026 108 Street , Grande Prairie , Alberta T8V4C8

Transaction Type

For Lease

Lease Frequency

Annually

Year Built

1978

Property Sub Type

Industrial

Building Area (Sq. M.)

2113.62

Cooling Central Air

Access to Property

Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive

access

Reports
Floor Plans

Days On Market

126

Zoning

IG

Structure Type

Industrial

Legal Plan 3860TR

Construction Type
Concrete, Metal Siding

.

Heating

Central, Make-up Air, Exhaust Fan, Overhead Heater(s), Forced

Air, Natural Gas

Inclusions

Air Compressor & Hotsy. Optional: Used

oil storage tank.

Lease Amount

14.00

Subdivision

Richmond Industrial Park

Property Type

Commercial

Building Area (Sq. Ft.)

22751.00

Foundation

Poured Concrete

Commercial Amenities

Cranes, Exhaust Fan(s), Floor

Drain(s)/Grease

Trap(s),Lunchroom,Mezzanine,Outside

Storage

Restrictions

Landlord Approval

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 highperformance 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, 16x18' OHD, sump, & exterior used oil storage tank with interior transfer pump & containment bin in bay 4. Bay 5: 5-ton overhead crane, 14x14' 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!

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