

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:
29511


MLS ID:
A2194039

\$14



 **SAMUEL BURT**
 (780) 228-7242

 Royal LePage - The Realty Group
 780-539-5771

 9026 108 Street , Grande Prairie , Alberta T8V4C8

Transaction Type For Lease	Days On Market 126	Lease Amount 14.00
Lease Frequency Annually	Zoning IG	Subdivision Richmond Industrial Park
Year Built 1978	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 3860TR	Building Area (Sq. Ft.) 22751.00
Building Area (Sq. M.) 2113.62	Construction Type Concrete,Metal Siding	Foundation Poured Concrete
Cooling Central Air	Heating Central,Make-up Air,Exhaust Fan,Overhead Heater(s),Forced Air,Natural Gas	Commercial Amenities Cranes,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Lunchroom,Mezzanine,Outside Storage
Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access	Inclusions Air Compressor & Hotsy. Optional: Used oil storage tank.	Restrictions Landlord Approval
Reports Floor Plans		

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, 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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.