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9026 108 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
31522


MLS ID:
A2243870

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 **SAMUEL BURT**
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 9026 108 Street , Grande Prairie , Alberta T8V4C8

Transaction Type For Lease	Days On Market 2	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.) 12720.00	Building Area (Sq. M.) 1181.72	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),Outside Storage	Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access	Inclusions N/A
Restrictions Landlord Approval	Reports Floor Plans	

Position your business for success in this 12,720 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: 2 spacious bays, each with independent power supplies (up to 600V), overhead & jib cranes, pressurized air lines, 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 and large reception area (with potential to expand offices into the shop). Additional conveniences include: 3 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 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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