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9602 108 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Grande Prairie, Alberta



Listing ID:
33873


MLS ID:
A2283624

\$19



 **CORD SPERO**
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 RE/MAX Grande Prairie
 780-538-4747


9602 108 Street , Grande Prairie , Alberta T8V 4E1

Transaction Type For Lease	Days On Market 125	Lease Amount 19.00
Lease Frequency Annually	Zoning IG	Subdivision Richmond Industrial Park
Year Built 1972	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 5989NY	Building Area (Sq. Ft.) 10526.00
Building Area (Sq. M.) 977.89	Lot Size (Sq. Ft.) 51882	Lot Size (Acres) 1.19
Inclusions n/a	Restrictions None Known	Reports None

HIGH-VISIBILITY LOCATION ideal for an industrial retail or service user. This former car dealership features a front showroom, offices, two bathrooms, and a large shop with four overhead doors, along with a paved yard, rooftop HVAC units, and excellent access. Built in 1972 and renovated in 2005, the building is in good working order and positioned in a location that cannot be missed, offering strong exposure and functional warehouse capability. Additional Rent is estimated at \$4.00 PSF for 2026.

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