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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**
 (780) 832-5880

 RE/MAX Grande Prairie
 780-538-4747

 9602 108 Street , Grande Prairie , Alberta T8V 4E1

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|---|-------------------------------------|--|
| Transaction Type For Lease | Days On Market 64 | 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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