

\$14 - 9026 108 Street, Grande Prairie

MLS® #A2243870

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

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!

Built in 1978

Essential Information

MLS® #	A2243870
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	9026 108 Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4C8

Interior

Heating	Central, Forced Air, Natural Gas, Exhaust Fan, Make-up Air, Overhead Heater(s)
Cooling	Central Air

Exterior

Construction	Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	28
Zoning	IG

Listing Details

Listing Office Royal LePage - The Realty Group

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