

# \$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 | 19              |
| Zoning         | IG              |

**Listing Details**

Listing Office                      Royal LePage - The Realty Group

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