

# \$14 - 9026 108 Street, Grande Prairie

MLS® #A2194039

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

**\*\*Business is NOT closing, they are moving\*\***

Position your business for success in this 24,237 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: 5 spacious bays, each with independent power supplies (up to 600V), overhead & jib cranes, pressurized air lines, Hotsy, 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, large reception area (with potential to expand offices into the shop), and a staff kitchenette/break room. Additional conveniences include: 4 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 1: 3-ton overhead crane, 14x14’<sup>™</sup> OHD, mezzanine storage, & option for sump installation. Bay 2 & 3: 6-ton overhead crane, 1-ton jib crane, 14x16’<sup>™</sup> & 14x18’<sup>™</sup>



OHDs, sumps, Hotsy system (with potential to extend lines to other bays), and a tool crib & parts room conveniently located between bays 3 & 4. Bay 4: 5-ton overhead crane, three 1-ton jib cranes, 16x18â€™™ OHD, sump, & exterior used oil storage tank with interior transfer pump & containment bin in bay 4. Bay 5: 5-ton overhead crane, 14x14â€™™ 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® #	A2194039
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	February 24th, 2025
Days on Market	82
Zoning	IG

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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