

# \$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 | 62              |
| Zoning         | IG              |

**Listing Details**

Listing Office                      Royal LePage - The Realty Group

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.