



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

9026 108 Street
Grande Prairie, Alberta

MLS # A2243870



\$14 per sq.ft.

Heating:	Central, Make-up Air, Exhaust Fan, Overhead Heater(s), Forced Air, Natural Gas	Add'l Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete, Metal Siding	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

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!