

9602 108 Street  
Grande Prairie, Alberta

MLS # A2283624



**\$19 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,526 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.19 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

HIGH-VISIBILITY LOCATION ideal for an industrial retail or service user. This former car dealership features a front showroom, offices, three bathrooms, and a large shop with three overhead doors, along with a paved and graveled yard, rooftop HVAC units, and excellent access. Built in 1972 and renovated in 2005, the building is in good working order and positioned in a location that cannot be missed, offering strong exposure and functional warehouse capability. Additional Rent is estimated at \$4.00 PSF for 2026.