



**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, two bathrooms, and a large shop with four overhead doors, along with a paved 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.