

**Bay 1, 9024 108 Street  
Grande Prairie, Alberta**

**MLS # A2260761**

**\$5 per sq.ft.**



**Division:** Richmond Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,896 sq.ft.

**Zoning:** IG

**Heating:** Overhead Heater(s), Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Set the stage for your business's success in a space that offers great visibility, unbeatable convenience, and so much potential. Positioned on the bustling Main Street 108 (Highway 40), this exceptional commercial property promises to be the cornerstone of your business's future. Offering a spacious 3,790/sqft shop space, enhanced by a three-ton overhead crane, fenced yard, & new LED lights throughout. The shop space offers ample power supply for running almost any multitude of equipment. Featuring a 747/sqft mezzanine complete with an overhead door accessible by forklift. This versatile space can be tailored to fit your unique needs, whether it's additional storage or a flexible workspace. The property also includes a thoughtfully designed office and a staff lunch area, making day-to-day operations as comfortable and efficient as possible, with the convenience of a half bathroom. Contact a Commercial Realtor® today for more information or to book a showing!