

\$17 - 8602 111a Street, Grande Prairie

MLS® #A2257141

\$17

0 Bedroom, 0.00 Bathroom,
Commercial on 0.82 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

A smart, flexible 5,000 sq. ft. shop/warehouse on the south side of Richmond Industrial Park, recently tinned and set on a fully fenced 0.82-acre yard with an automatic gate for secure, convenient access. The building offers four 50' bays, each with a 12' x 16' overhead door, plus three-phase power, and can be easily split into two 2,500 sq. ft. halves so you can occupy one side and sublease the other—or run single-tenant operations end-to-end. Ideally situated just off 84 Ave, north of Canadian Culverts. Base Rent \$17.00/sf (\$7,083.33/mo + GST) + Additional Rent \$4.00/sf (\$1,666.67/mo + GST) = \$8,750.00/mo + GST (\$9,187.50/mo incl. GST). Call your Commercial REALTOR® for more information or to book a showing today.

Built in 2017

Essential Information

MLS® #	A2257141
Price	\$17
Bathrooms	0.00
Acres	0.82
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	8602 111a Street
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5L3

Additional Information

Date Listed	September 15th, 2025
Days on Market	26
Zoning	IG

Listing Details

Listing Office	RE/MAX Grande Prairie
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