

# \$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 |
| Zoning      | IG                   |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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