

\$14 - 101-3, 10821 78 Avenue, Grande Prairie

MLS® #A2248694

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 2.59 Acres

Richmond Industrial Park, Grande Prairie,
Alberta

TOTAL MONTHLY PAYMENT \$5,520.00 +
GST FOR LEASE 3 BAY SHOP: Easy
access to Hwy 40/108 Street. 3,600 sq.ft. +/- in
multi-tenant 14,800 sq.ft. +/- building on 2.59
acres SHOP: 3,600 sq.ft. +/- (60'x60'), three
12'x16' overhead doors, 125 Amp
120V three-phase four-wire power, three 20A
250V plugs, and one 50A 250V plug, sump,
fluorescent lighting, ceiling fans, overhead unit
heaters PARKING: Lots of parking.
Proportionate share. Good radius for truck
access to bays ZONING: IG - General
Industrial. LOCATION: Richmond Industrial
Park. RENT: \$4,200.00/month (\$14.00/sq.ft.)
+ GST BUDGETED NET COSTS:
\$1,920.00/month (\$6.40/sq.ft.) + GST
UTILITIES: POWER paid directly by tenant:
GAS & WATER included in net Cost.
AVAILABLE: Today! SUPPLEMENTS: Plot
plan, Total Monthly Payment. To obtain copies
of SUPPLEMENTS not visible on this site
please contact REALTOR®.

Built in 1997

Essential Information

MLS® #	A2248694
Price	\$14
Bathrooms	0.00
Acres	2.59
Year Built	1997



Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	101-3, 10821 78 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2L2

Amenities

Utilities	Natural Gas Paid, Water Paid For, Electricity Not Paid For
-----------	--

Interior

Heating	Natural Gas
---------	-------------

Additional Information

Date Listed	August 20th, 2025
Days on Market	82
Zoning	IG

Listing Details

Listing Office	CommVest Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.