

\$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
14'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: October 1, 2025.
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
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Interior

Heating	Natural Gas
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Additional Information

Date Listed	August 20th, 2025
Days on Market	24
Zoning	IG

Listing Details

Listing Office	CommVest Realty Ltd.
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