

# \$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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