

# \$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 |
|-----------|------------------------------------------------------------|

### Interior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 10                |
| Zoning         | IG                |

### Listing Details

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

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