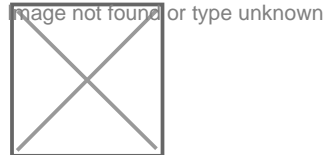


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PROFESSIONAL SERVICE,PROFESSIONAL/OFFICE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grande Prairie, Alberta



Listing ID:
29701


MLS ID:
A2200279

\$10.50



 **JORDAN MENZIES**
 (780) 933-4015

 RE/MAX Grande Prairie
 780-538-4747

 106A, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

Transaction Type For Lease	Title Fee Simple	Days On Market 177
Lease Amount 10.50	Lease Frequency Annually	Zoning IG
Subdivision Richmond Industrial Park	Building Type Mixed Use	Year Built 1981
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 9623911	Building Area (Sq. Ft.) 4283.00	Building Area (Sq. M.) 397.90
Lot Size (Sq. Ft.) 738342	Lot Size (Acres) 16.95	Lot Features Irregular Lot
Inclusions N/A	Restrictions Landlord Approval	Reports None

HIGH QUALITY OFFICE SPACE LOCATED IN A GREAT OFFICE COMPLEX IN SOUTHWEST GRANDE PRAIRIE. This 4283sq.ft. space can suit a variety of different types of work environments and can be modified to fit your needs if needed. The space will be demised from unit #106A and can be developed to fit your needs. Numerous options for additional interior or exterior storage space, tons of parking, fibre internet, common lounge area and much more. Here is your opportunity to secure the most aggressive office leasing rates in the city of Grande Prairie. If you are looking for a great working environment with lots of amenities and great parking, strategically located with easy access to HWY.40 and all projects coming south of Grande Prairie. Landlord is willing to consider leasehold improvements and creative lease terms to find the right tenant. Base Rent(\$10.50/sq.ft.)= \$3747.63/month. Net Rent(\$10.46)= \$3,769.04/month. Total Cost= \$7516.67 + GST per month. All Utilities are included. Call a commercial Realtor today for further information or to arrange a viewing.

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