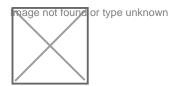


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **103, 11039 78 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 29704

MLS ID: A2200303

\$8.60



- △ JORDAN MENZIES
- **(780)** 933-4015
- RE/MAX Grande Prairie
- **2** 780-538-4747

ß

103, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

**Transaction Type** 

For Lease

**Days On Market** 

8.60

Lease Frequency

Annually

Subdivision

113

Richmond Industrial Park

Building Type
Commercial Mix

Lease Amount

Year Built

1981

Structure Type Mixed Use Property Type Commercial

**Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

Building Area (Sq. M.)

6354.00

590.30

Inclusions

N/A

Restrictions
Landlord Approval

Reports None

HIGH QUALITY OFFICE SPACE LOCATED IN A GREAT OFFICE COMPLEX IN SOUTHWEST GRANDE PRAIRIE. This 6354sq.ft. space can suit a variety of different types of work environments and can be modified to fit your needs if needed. Currently offers a large reception or open work area, up to 8 private offices, two more additional open work areas (could be converted to additional offices), board room area, kitchen area. The building has an exterior entrance directly adjacent to the space, options for additional interior or exterior storage space, tons of parking, fibre internet, common lounge area and much more. This space is well priced for the quality of it and the Landlord is willing to consider leasehold improvements and creative lease terms to find the right tenant. Base Rent(\$8.60/sq.ft.)= \$4553.70/month. Net Rent(\$10.46)= \$5633.88/month. Total Cost= \$10,187.58 + GST per month. All Utilities are included. Call a commercial Realtor today for further information or to arrange a viewing.

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