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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**
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 RE/MAX Grande Prairie
 780-538-4747

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

Transaction Type For Lease	Days On Market 175	Lease Amount 8.60
Lease Frequency Annually	Subdivision Richmond Industrial Park	Building Type Commercial Mix
Year Built 1981	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 6354.00	Building Area (Sq. M.) 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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