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## 114, 11039 78 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34245

**MLS ID:**  
A2286640

**\$16**



 **MORGAN MACLEAN**  
 (780) 518-1567

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 114, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

|  |  |   |
|--|--|---|
| <b>Transaction Type</b><br>For Lease   | <b>Lease Amount</b><br>16.00                   | <b>Lease Frequency</b><br>Monthly         |
| <b>Zoning</b><br>IG  | <b>Subdivision</b><br>Richmond Industrial Park | <b>Building Type</b><br>Commercial Mix    |
| <b>Year Built</b><br>2014  | <b>Structure Type</b><br>Industrial            | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Industrial   | <b>Legal Plan</b><br>9623911                   | <b>Building Area (Sq. Ft.)</b><br>5100.00 |
| <b>Building Area (Sq. M.)</b><br>473.80  | <b>Construction Type</b><br>Metal Siding       | <b>Roof</b><br>Metal                      |
| <b>Foundation</b><br>Poured Concrete,Slab  | <b>Cooling</b><br>Central Air,Partial          | <b>Heating</b><br>Electric,Radiant        |
| <b>Lot Features</b><br>Backs on to Park/Green Space,Low<br>Maintenance Landscape,See Remarks | <b>Commercial Amenities</b><br>Mezzanine       | <b>Inclusions</b><br>N/A                  |
| <b>Restrictions</b><br>None Known  | <b>Reports</b><br>None                         |   |

IMMEDIATE POSSESSION! Located in the Swan Business Centre in the heart of the Richmond Industrial Park, this modern and well-maintained STAND-ALONE commercial shop/office offers an excellent opportunity for a business seeking a functional, professional, and secure space. Built in 2014, the 5,100 sq. ft. building sits on a rectangular lot with a large 15,000 sq. ft.+/- gravelled rear yard, with frost FENCE and GATE for added security and backs onto a greenspace for extra privacy. Plenty of paved parking is available at the front for staff and clients. The shop is well-designed with a versatile 3-bay configuration, including a convenient drive-through bay along with additional rear bays, all equipped with 18' overhead doors to accommodate a wide range of operational needs. A mezzanine provides valuable additional storage space while radiant heat provides a comfortable working environment. A separate 2-piece shop washroom and an additional room with hot and cold water taps is ideal for laundry or a utility sink + a parts room. The air-conditioned office area includes a welcoming reception space, 4 bright offices with large windows, a kitchenette/lunch room, and a 2-pc accessible washroom. This property is turn-key and ready to move in! The perfect place to operate and grow your business. BASE RENT: \$16/sq ft (\$6800.00) + ADDITIONAL RENT: \$4.56/sq ft. (\$1938.00) TOTAL RENT: \$8738.00 Contact your Commercial Realtor today!

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