

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.

299, 11039 78 AVENUE FOR LEASE

Image not found or type unknown



Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta

Listing ID:
34246

MLS ID:
A2286839

\$13



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

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

 299, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

Transaction Type For Lease	Days On Market 62	Lease Amount 13.00
Lease Frequency Monthly	Zoning IG	Subdivision Richmond Industrial Park
Building Type Office Building	Year Built 1981	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 9623911
Building Area (Sq. Ft.) 2737.00	Building Area (Sq. M.) 254.27	Cooling Central Air
Lot Features Landscaped, Yard Lights	Inclusions N/A	Restrictions Landlord Approval
Reports None		

IMMEDIATE POSSESSION! This bright SECOND-FLOOR OFFICE SPACE is located in the Swan Business Centre, in the heart of the Richmond Industrial Park, with easy access to Highway 40. Offering 2,737 square feet, the space is filled with abundant natural light from large windows on two sides of the building, creating an open and productive work environment. The layout includes four private offices, a spacious open area ideal for a boardroom or multiple team workspaces, a kitchenette/lunch room, and two washrooms (one with a shower). A wheelchair-accessible lift/elevator system provides easy access, and air conditioning ensures comfort year-round. Tenants also have access to the building's central common-area amenity hub, featuring a kitchenette, shared seating, and a games area—ideal for breaks or informal meetings. This complex offers plenty of parking, along with the option to add outdoor storage—perfect for businesses looking for extra exterior space to complement their office needs. Turn-key and ready for immediate occupancy, this space offers an excellent opportunity to establish or grow your business. BASE RENT: \$13/sq ft (\$2,965.08) + ADDITIONAL RENT: \$9.01/sq ft. (\$2,055.03) TOTAL RENT: \$5,020.11 + GST. Utilities included. Contact your Commercial Realtor today to arrange a viewing!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.