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## 98, 11039 78 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34430

**MLS ID:**  
A2293399

**\$16**



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

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

 98, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> IG	<b>Subdivision</b> Richmond Industrial Park
<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2014	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9623911
<b>Building Area (Sq. Ft.)</b> 5000.00	<b>Building Area (Sq. M.)</b> 464.51	<b>Construction Type</b> Metal Siding
<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete,Slab	<b>Cooling</b> Central Air,Partial
<b>Heating</b> Electric,Forced Air,Natural Gas,Radiant	<b>Lot Features</b> Low Maintenance Landscape,See Remarks	<b>Commercial Amenities</b> Mezzanine
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

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 5,000 sq. ft. building sits on a rectangular lot with a large 14,000 sq. ft.+/- gravelled rear yard, with frost FENCE and GATE for added security. Plenty of paved parking is available at the front for staff and clients. The shop is well-designed with a versatile 2-bay configuration, including a convenient drive-through bay along with an additional rear bay, all equipped with 16' overhead doors to accommodate a wide range of operational needs. A 1200 sq. ft. mezzanine provides valuable additional storage space while radiant heat provides a comfortable working environment. Also, a separate 2-piece shop washroom. The air-conditioned office area includes a spacious reception space, 3 bright offices with large windows, 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 (\$6666.67) + ADDITIONAL RENT: \$4.56/sq ft. (\$1900.00) TOTAL RENT: \$8566.67 Contact your Commercial Realtor today!

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