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## 102, 11039 78 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta



**Listing ID:**  
34581


**MLS ID:**  
A2286836

**\$11**



 **MORGAN MACLEAN**  
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 Grassroots Realty Group Ltd.  
 1-833-477-6687

 102, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 50	<b>Lease Amount</b> 11.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> IG	<b>Subdivision</b> Richmond Industrial Park
<b>Building Type</b> Office Building	<b>Year Built</b> 1981	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 9623911
<b>Building Area (Sq. Ft.)</b> 1149.00	<b>Building Area (Sq. M.)</b> 106.74	<b>Cooling</b> Central Air
<b>Lot Features</b> Landscaped, Yard Lights	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> None		

IMMEDIATE POSSESSION! Located in the Swan Business Centre in the heart of the Richmond Industrial Park, with easy access to Highway 40. This 1149 sq. ft. interior office unit offers 3 private offices, a spacious open area ideal for a boardroom or multiple team workspaces, and individual men's and ladies' accessible washrooms. The space features a full wall of windows open to the central common-area hub just below, and air-conditioning ensures comfort year-round. All tenants have access to the amenity hub that features 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: \$11/sq ft (\$1,053.25) + ADDITIONAL RENT: \$9.01/sq ft. (\$862.71) TOTAL RENT: \$1,915.96 + GST. Utilities Included. Contact your Commercial Realtor today to arrange a viewing!

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