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106, 11039 78 AVENUE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta



Listing ID:
34679


MLS ID:
A2286837

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

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

 106, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

Transaction Type For Lease	Days On Market 62	Lease Amount 11.00
Lease Frequency Monthly	Zoning IG	Subdivision Richmond Industrial Park
Year Built 1981	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 9623911	Building Area (Sq. Ft.) 6283.00
Building Area (Sq. M.) 583.70	Cooling Central Air	Lot Features Landscaped, Yard Lights
Inclusions N/A	Restrictions Landlord Approval	Reports None

IMMEDIATE POSSESSION! This 6283 sq. ft. professional office space is located in the Swan Business Centre, in the heart of the Richmond Industrial Park, with easy access to Highway 40. The layout features 10 offices, an extra large flex space for multiple office pods & more, a large board room and a kitchenette in the private lunch room. 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. The building has a convenient exterior entrance directly adjacent to the space, and the 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 (\$5,759.41) + ADDITIONAL RENT: \$9.01/sq ft. (\$4,717.48) TOTAL RENT: \$10,476.89 + GST. Utilities included. Contact your Commercial Realtor today to arrange a viewing!

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