



**299, 11039 78 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2200285**



**\$9 per sq.ft.**

**Division:** Richmond Industrial Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,737 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Ready for something New: Check out this unique 2nd floor office/training space For Lease. Located in the Swan Business Center in SW Grande Prairie this 2799sq.ft. space is aggressively priced and presents very well with nice tenant improvements and large windows on two sides. Space offers a handicap accessible lift/elevator system, two bathrooms(one with shower), 4 large offices, large open workspace area plus storage. This complex can offer a large amount of parking or outside storage areas so can be a great fit if your looking for exterior space to compliment the office space. Base rent(\$9.00)=\$2,076.00 + Net rent(\$10.46)=\$2,412.77 Total Monthly Cost=\$4,488.77+GST. All Utilities are included. Space really must be seen to be appreciated. Contact a Commercial Broker to obtain further information or to arrange a viewing.