

**106, 11039 78 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2200300**

**\$8 per sq.ft.**



<b>Division:</b>	Richmond Industrial Park
<b>Type:</b>	Office
<b>Bus. Type:</b>	Professional Service, Professional/Office
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Swan Business Centre
<b>Bus. Name:</b>	-
<b>Size:</b>	2,000 sq.ft.
<b>Zoning:</b>	IG

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	16.95 Acres
<b>Sewer:</b>	Sewer	<b>Lot Feat:</b>	Irregular Lot
<b>Inclusions:</b>	N/A		

HIGH QUALITY OFFICE SPACE LOCATED IN A GREAT OFFICE COMPLEX IN SOUTHWEST GRANDE PRAIRIE. This 4283sq.ft. space can suit a variety of different types of work environments and can be modified to fit your needs if needed. The space will be demised from unit #106 and can be developed to fit your needs. Numerous options for additional interior or exterior storage space, tons of parking, fibre internet, common lounge area and much more. Here is your opportunity to secure the most aggressive office leasing rates in the city of Grande Prairie. If you are looking for a great working environment with lots of amenities and great parking, strategically located with easy access to HWY.40 and all projects coming south of Grande Prairie. Landlord is willing to consider leasehold improvements and creative lease terms to find the right tenant. Base Rent(\$10.50/sq.ft.)= \$3747.63/month. Net Rent(\$10.46)= \$3733.35/month. Total Cost= \$7480.98 + GST per month. All Utilities are included. Call a commercial Realtor today for further information or to arrange a viewing.