



114, 11039 78 Avenue
Grande Prairie, Alberta

MLS # A2286640



\$16 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Swan Business Centre
Bus. Name:	-
Size:	5,100 sq.ft.
Zoning:	IG

Heating:	Electric, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	Backs on to Park/Green Space, Low Maintenance Lands
Inclusions:	N/A		

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 5,100 sq. ft. building sits on a rectangular lot with a large 15,000 sq. ft.+/- gravelled rear yard, with frost FENCE and GATE for added security and backs onto a greenspace for extra privacy. Plenty of paved parking is available at the front for staff and clients, and the complex offers easy access to Highway 40. The shop is well-designed with a versatile 3-bay configuration, including a convenient drive-through bay along with additional rear bays, all equipped with 18" overhead doors to accommodate a wide range of operational needs. A mezzanine provides valuable additional storage space while radiant heat provides a comfortable working environment. A separate 2-piece shop washroom and an additional room with hot and cold water taps is ideal for laundry or a utility sink + a parts room. The air-conditioned office area includes a welcoming reception space, 2 bright offices with large windows, a kitchenette/lunch room, 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 (\$6,800.00) + ADDITIONAL RENT: \$4.56/sq ft. (\$1,938.00) TOTAL RENT: \$8,738.00 + GST.** Contact your Commercial Realtor today!