



114, 11039 78 Avenue  
Grande Prairie, Alberta

MLS # A2286640



**\$16 per sq.ft.**

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

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