



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 11039 78 Avenue
Grande Prairie, Alberta

MLS # A2286836



\$11 per sq.ft.

Division:	Richmond Industrial Park
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Swan Business Centre
Bus. Name:	-
Size:	1,149 sq.ft.
Zoning:	IG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Landscaped, Yard Lights
Inclusions:	N/A		

IMMEDIATE POSSESSION! Located in the Swan Business Centre in the heart of the Richmond Industrial Park, with easy access to Highway 40. This 1149 sq. ft. interior office unit offers 3 private offices, a spacious open area ideal for a boardroom or multiple team workspaces, and individual men's and ladies' accessible washrooms. The space features a full wall of windows open to the central common-area hub just below, and air-conditioning ensures comfort year-round. All tenants have access to the amenity hub that features a kitchenette, shared seating, and a games area—ideal for breaks or informal meetings. This 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 (\$1,053.25) + ADDITIONAL RENT: \$9.01/sq ft. (\$862.71) TOTAL RENT: \$1,915.96 + GST. Utilities Included.** Contact your Commercial Realtor today to arrange a viewing!