



GRASSROOTS
REALTY GROUP

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

98, 11039 78 Avenue
Grande Prairie, Alberta

MLS # A2293399



\$16 per sq.ft.

Division:	Richmond Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Swan Business Centre
Bus. Name:	-
Size:	5,000 sq.ft.
Zoning:	IG

Heating:	Electric, Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	Low Maintenance Landscape, See Remarks
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 5,000 sq. ft. building sits on a rectangular lot with a large 14,000 sq. ft.+/- gravelled rear yard, with frost FENCE and GATE for added security. 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 2-bay configuration, including a convenient drive-through bay along with an additional rear bay, all equipped with 16' overhead doors to accommodate a wide range of operational needs. A 1200 sq. ft. mezzanine provides valuable additional storage space while radiant heat provides a comfortable working environment. Also, a separate 2-piece shop washroom. The air-conditioned office area includes a spacious reception space, 3 bright offices with large windows, 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 (\$6,666.67) + ADDITIONAL RENT: \$4.56/sq ft. (\$1,900.00) TOTAL RENT: \$8,566.67 + GST. Contact your Commercial Realtor today!