

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

106, 11039 78 Avenue Grande Prairie, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer:

Inclusions:

-

-

Public

Sewer

N/A

MLS # A2200300



\$8 per sq.ft.

Division: Richmond Industrial Park Type: Office Bus. Type: Professional Servie, Professional/Office Sale/Lease: For Lease Bldg. Name: Swan Business C= Bus. Name: - Size: 2,000 sq.ft. Size: 2,000 sq.ft. Zoning: IG VIIIIties: - Pased on Year: - Parking: - Lot Size: 16.95 Acres Lot Feat: Irregular Lot					
Fype: Professional Service, Professional/Office Bus. Type: Professional Service, Professional/Office Sale/Lease: For Lease Bldg. Name: Swan Business Centre Bus. Name: - Size: 2,000 sq.ft. Zoning: IG Addl. Cost: - Based on Year: - Utilities: - Parking: - Lot Size: 16.95 Acres		Division:	Richmond Industrial Park		
Sale/Lease: For Lease Bldg. Name: Swan Business Centre Bus. Name: - Size: 2,000 sq.ft. Zoning: IG Addl. Cost: - Based on Year: - Utilities: - Parking: - Lot Size: 16.95 Acres		Туре:	Office		
Bidg. Name: Swan Business Centre Bus. Name: - Size: 2,000 sq.ft. Zoning: IG Addl. Cost: - Based on Year: - Utilities: - Parking: - Lot Size: 16.95 Acres		Bus. Type:	Professional Service, Professional/Office		
Bus. Name: - Size: 2,000 sq.ft. Zoning: IG Addl. Cost: - Based on Year: - Utilities: - Parking: - Lot Size: 16.95 Acres		Sale/Lease:	For Lease		
Size: 2,000 sq.ft. Zoning: IG Addl. Cost: - Based on Year: - Utilities: - Parking: - Lot Size: 16.95 Acres		Bldg. Name:	Swan Business Centre		
Zoning: IG Addl. Cost: - Based on Year: - Utilities: - Parking: - Lot Size: 16.95 Acres		Bus. Name:	-		
Addl. Cost:-Based on Year:-Utilities:-Parking:-Lot Size:16.95 Acres		Size:	2,000 sq.ft.		
Based on Year: - Utilities: - Parking: - Lot Size: 16.95 Acres		Zoning:	IG		
Based on Year: - Utilities: - Parking: - Lot Size: 16.95 Acres			Addl Cost	-	
Utilities: - Parking: - Lot Size: 16.95 Acres			Addi. Cost.		
Parking: - Lot Size: 16.95 Acres			Based on Year:	-	
Lot Size: 16.95 Acres			Utilities:	-	
			Parking:	-	
Lot Feat: Irregular Lot			Lot Size:	16.95 Acres	
			Lot Feat:	Irregular Lot	

HIGH QUALITY OFFICE SPACE LOCATED IN A GREAT OFFICE COMPLEX IN SOUTHWEST GRANDE PRAIRIE. This 2000sq.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(\$8.00/sq.ft.)= \$1,333.33/month. Net Rent(\$10.46)= \$1743.33/month. Total Cost=\$3076.66 + GST per month. All Utilities are included. Call a commercial Realtor today for further information or to arrange a viewing.