

# \$9 - 299, 11039 78 Avenue, Grande Prairie

MLS® #A2200285

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

Ready for something New: Check out this unique 2nd floor office/training space For Lease. Located in the Swan Business Center in SW Grande Prairie this 2799sq.ft. space is aggressively priced and presents very well with nice tenant improvements and large windows on two sides. Space offers a handicap accessible lift/elevator system, two bathrooms(one with shower), 4 large offices, large open workspace area plus storage. This complex can offer a large amount of parking or outside storage areas so can be a great fit if your looking for exterior space to compliment the office space. Base rent(\$9.00)=\$2,076.00 + Net rent(\$10.46)=\$2,412.77 Total Monthly Cost=\$4,488.77+GST. All Utilities are included. Space really must be seen to be appreciated. Contact a Commercial Broker to obtain further information or to arrange a viewing.

Built in 1981

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2200285   |
| Price      | \$9        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1981       |
| Type       | Commercial |
| Sub-Type   | Office     |



Status                      Active

**Community Information**

Address                    299, 11039 78 Avenue  
Subdivision                Richmond Industrial Park  
City                        Grande Prairie  
County                     Grande Prairie  
Province                    Alberta  
Postal Code                T8W 2J7

**Additional Information**

Date Listed                March 10th, 2025  
Days on Market          105

**Listing Details**

Listing Office             RE/MAX Grande Prairie

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