

**103, 11039 78 Avenue
Grande Prairie, Alberta**

MLS # A2200303



\$8 per sq.ft.

Division: Richmond Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,354 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

HIGH QUALITY OFFICE SPACE LOCATED IN A GREAT OFFICE COMPLEX IN SOUTHWEST GRANDE PRAIRIE. This 6354sq.ft. space can suit a variety of different types of work environments and can be modified to fit your needs if needed. Currently offers a large reception or open work area, up to 8 private offices, two more additional open work areas(could be converted to additional offices), board room area, kitchen area. The building has an exterior entrance directly adjacent to the space, options for additional interior or exterior storage space, tons of parking, fibre internet, common lounge area and much more. This space is well priced for the quality of it and the Landlord is willing to consider leasehold improvements and creative lease terms to find the right tenant. Base Rent(\$8.60/sq.ft.)= \$4553.70/month. Net Rent(\$10.46)= \$5633.88/month. Total Cost= \$10,187.58 + GST per month. All Utilities are included. Call a commercial Realtor today for further information or to arrange a viewing.