

# \$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	173

### Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.