

# \$9 - 103, 11039 78 Avenue, Grande Prairie

MLS® #A2200303

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

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.

Built in 1981

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2200303 |
| Price     | \$9      |
| Bathrooms | 0.00     |
| Acres     | 0.00     |



|            |            |
|------------|------------|
| Year Built | 1981       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 103, 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 | 157              |

### Listing Details

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

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