

# \$11 - 106a, 11039 78 Avenue, Grande Prairie

MLS® #A2200279

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 16.95 Acres

Richmond Industrial Park, Grande Prairie,  
Alberta

HIGH QUALITY OFFICE SPACE LOCATED IN A GREAT OFFICE COMPLEX IN SOUTHWEST GRANDE PRAIRIE. This 4283sq.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 #106A 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(\$10.50/sq.ft.)= \$3747.63/month. Net Rent(\$10.46)= \$3,769.04/month. Total Cost= \$7516.67 + 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® #	A2200279
Price	\$11



Bathrooms	0.00
Acres	16.95
Year Built	1981
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	106a, 11039 78 Avenue
Subdivision	Richmond Industrial Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2J7

### Exterior

Lot Description	Irregular Lot
-----------------	---------------

### Additional Information

Date Listed	March 10th, 2025
Days on Market	132
Zoning	IG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.