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## 103B, 10055 120 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
28135


**MLS ID:**  
A2136628

**\$278,500**



 **JACKIE PFAU**  
 (780) 532-3388

 Better Homes and Gardens Real Estate Approved Properties  
 780-532-3388

 103B, 10055 120 Avenue , Grande Prairie , Alberta T8V 8H8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 396	<b>Zoning</b> CA
<b>Subdivision</b> Northridge	<b>Building Type</b> Condo Complex	<b>Year Built</b> 2012
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 0824398	<b>Building Area (Sq. Ft.)</b> 1431.39	<b>Building Area (Sq. M.)</b> 132.98
<b>Inclusions</b> Dishwasher	<b>Restrictions</b> Easement Registered On Title, Restrictive Covenant, Utility Right Of Way	<b>Reports</b> Floor Plans

PRICE REDUCED – BEST VALUE IN GP! This bright, modern, and highly functional 1,431 sq. ft. ground-floor office is listed \$42,900 below its assessed value!! Move-in ready with quick possession available. Located in the highly accessible Northridge Business Park, this space offers easy entry, ample parking, and a professional environment that enhances productivity. Designed for efficiency and flexibility, the office includes: • Spacious, welcoming reception area with a built-in desk • Six private offices, including one with a dedicated file room and overhead storage • Interior windows throughout to maximize natural light and eliminate the “cubicle” feel • Kitchen with dishwasher and space for a board table – ideal for meetings or staff lunches • Double-entry doors with large closet and a convenient drop box • Generous storage space to keep operations organized • Comfortable lounge area for breaks or casual meetings This is a prime opportunity to secure a cheerful, professional, and adaptable workspace at an unbeatable value. Compare and see—nothing else offers this combination of price, quality, and convenience. Book your showing today!

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