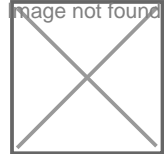


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101, 10055 120 AVENUE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location
Grande Prairie, Alberta



Listing ID:
29347


MLS ID:
A2191069

\$575,000



 **MORGAN MACLEAN**
 (780) 518-1567

 Grassroots Realty Group Ltd.
 1-833-477-6687


101, 10055 120 Avenue , Grande Prairie , Alberta T8V 8H8

Transaction Type For Sale	Title Fee Simple	Days On Market 138
Zoning CA	Subdivision Northridge	Building Type Condo Complex,Office Building
Year Built 2008	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 0824398	Building Area (Sq. Ft.) 2097.00
Building Area (Sq. M.) 194.82	Lot Size (Sq. Ft.) 5791	Lot Size (Acres) 0.13
Foundation Slab	Cooling Central Air	Heating Forced Air,Natural Gas
Lot Features Landscaped,Paved	Inclusions Fridge, Microwave, Front Reception Desk, All Window Coverings	Restrictions Condo/Strata Approval
Reports None		

Discover the perfect space for your business in this MODERN, UPDATED MAIN FLOOR CORNER UNIT in the Northridge Business Centre – NR3. This 2,097 sq. ft. professional office or retail space is situated in a high-traffic, high-visibility location, making it ideal for a variety of businesses. A functional layout features 6 spacious offices (3 with large exterior windows plus 3 interior offices with dual door access to each hallway), 2 washrooms (includes one XL wheelchair accessible washroom) plus a small hand wash sink in the hallway. A welcoming reception area with brick feature wall includes a large custom-built-in counter/desk and a full wall behind with lower cabinetry. The waiting area is spacious enough to accommodate several chairs. The unit also includes a storage/utility room and a large staff lunch room/boardroom with a kitchenette. Ground-floor access and ample paved parking make it easily accessible for you and your clients. Located in a well-maintained professional building with a strong Reserve Fund, this space is in excellent condition and move-in ready. Condo fees of \$731.17 per month cover water, sewer, garbage, building insurance, building R & M, common area maintenance, lot maintenance, snow removal, landscaping, and Reserve Fund. (Owners pay directly for their power and gas.) This versatile, highly functional space is a fantastic opportunity for any professional or executive business. QUICK POSSESSION is available, and furniture is negotiable. Don't miss out—schedule a showing with your commercial Realtor® today!

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