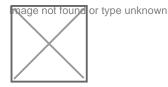


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101, 10055 120 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 31789

MLS ID: A2250303

\$575,000



A MORGAN MACLEAN

2 (780) 518-1567

Grassroots Realty Group Ltd.

1-833-477-6687

rM:

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

88

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

2097.00

Building Area (Sq. M.)

194.82

Lot Size (Sq. Ft.)

5791

Lot Size (Acres)

Building Area (Sq. Ft.)

0.13

Foundation

Lot Features

Slab

Cooling

Inclusions

Heating Central Air Forced Air, Natural Gas

Restrictions

Landscaped, Paved

N/A

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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