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101, 10055 120 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
31789

MLS ID:
A2250303

\$575,000



 **MORGAN MACLEAN**
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 101, 10055 120 Avenue , Grande Prairie , Alberta T8V 8H8

Transaction Type	Title	Days On Market
For Sale	Fee Simple	150
Zoning	Subdivision	Building Type
CA	Northridge	Condo Complex,Office Building
Year Built	Structure Type	Property Type
2008	Office	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Office	0824398	2097.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
194.82	5791	0.13
Foundation	Cooling	Heating
Slab	Central Air	Forced Air,Natural Gas
Lot Features	Inclusions	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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