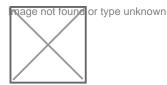


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101, 10055 120 AVENUE FOR SALE

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

Zoning

CA

2008

Year Built

Property Sub Type
Office

Building Area (Sq. M.)

194.82

Foundation

Slab

Lot Features
Landscaped,Paved

•

Reports None Title

Fee Simple

Subdivision

Northridge

Structure Type

Office

Legal Plan

0824398

Lot Size (Sq. Ft.)

5791

Cooling

Central Air

Inclusions

N/A

Days On Market

22

Building Type

Condo Complex,Office Building

Property Type

Commercial

Building Area (Sq. Ft.)

2097.00

Lot Size (Acres)

0.13

Heating

Forced Air, Natural Gas

Restrictions

Condo/Strata Approval

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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® 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.