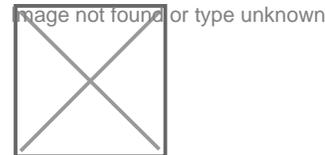


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 102 & 103, 10136 128 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
33342

**MLS ID:**  
A2275045

**\$869,900**



 **JORDAN MENZIES**  
 (780) 933-4015

 RE/MAX Grande Prairie  
 780-538-4747

 102 & 103, 10136 128 Avenue , Grande Prairie , Alberta T8V 1E9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 126	<b>Zoning</b> CT
<b>Subdivision</b> Northridge	<b>Year Built</b> 2008	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0824762
<b>Building Area (Sq. Ft.)</b> 4500.00	<b>Building Area (Sq. M.)</b> 418.06	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Mixed Use Commercial Condo unit For Sale in Northridge. This double unit offers 4500sq.ft. Of floor space with another 400sq.ft. Of mezzanine space. This property has very high quality finishings in the front showroom & office area, high ceilings allow for a variety of options suited for retail, showroom, future office space to suit the needs of your business. Currently offering 4 offices, one bathroom, high end kitchen area plus approx. 2000sq.ft. Of shop space with two 12' overhead doors. Great location on the north end of Grande Prairie very close to large residential areas, shopping plazas and many high traffic businesses along the 100st. Corridor. Good parking options in both front & rear of the property are a big plus. Well managed condo association provides peace of mind on your investment. Double bays offering this type of square footage are hard to find. Competitively Priced at only \$193/sq.ft. Flexible occupancy dates available. Call a commercial realtor today to arrange a property tour and obtain additional information on this great opportunity.

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