

**206, 10920 84  
Grande Prairie, Alberta****MLS # A2275859****\$424,000****Division:** Richmond Industrial Park**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** Centre 84**Bus. Name:** -**Size:** 1,920 sq.ft.**Zoning:** IB**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** n/a

This high visibility commercial condo in Centre 84 is available for your growing business! This unit features a front showroom/reception area, featuring a wall of windows. There is separation from the rear 'working' area, which features a 10-foot overhead door, gas heater, 220V electrical plug-in as well as in-floor drain. You will also find two bathrooms and two storage rooms back here. Upstairs is developed to be open and bright, with one private office and a kitchen area with fridge, sink and plenty of cupboard space. There is potential to close in more office spaces, or create open-air cubicles. This space next door, unit #207, is also available for sale and offers a wide open shop space. Consider purchasing both units to allow space for your growing business! Contact your trusted Realtor today to schedule a viewing.