

**105, 10136 128 Avenue
Grande Prairie, Alberta**

MLS # A2135955



\$349,900

Division: Northridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,750 sq.ft.

Zoning: CT

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

\$106/SQ.FT. Yes you read that right, this professional office/retail condo is priced at only \$106/SQ.FT. which is 1/3 of replacement cost. Well appointed with wide open main floor showroom style space highlighted by large south facing windows at the front of the space. The main floor offers upgraded electrical and plumbing that can help with additional development (offices) or suit different types of service related uses, it also has one nice size room and a large kitchen/staff area which leads into a 20'x25' shop area with 12' Overhead Door. The upper level has five offices plus a large open work area, kitchen space & bathroom with rear access to the shop area. This unit is also set up in a way where the two floors can be used separately and offer private access. The north end of Grande Prairie continues to see strong growth and this plaza is well situated on 102 St. which is a main throughfare. Exterior yard storage is an added bonus. **DO NOT OVERLOOK THIS OPPORTUNITY IT MIGHT BE EXACTLY WHAT YOU ARE LOOKING FOR AND THE PRICE IS RIGHT!!** Call a Commercial Realtor today for further information or to arrange a viewing.