

**103B, 10055 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2136628**



# \$319,000

**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,431 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Dishwasher

**PRICE REDUCED FOR A QUICK SALE!!** This beautiful office is now listed WELL below it's assessed value of \$351,100. Quick possession available & furniture negotiable. Have your office personalized in MINUTES with this very clean, sleek, professional and functional space with white on white architectural details that creates the perfect backdrop for YOUR INDIVIDUAL BRAND! Beautiful ground floor 1431 sq ft office with easy access for you and your customers and plenty of parking. This bright and modern space is dynamic, flexible and engaging. It features a very large and welcoming reception area , 6 offices (one with a separate filling room with overhead storage), a kitchen with dishwasher and ample room for a board table for meetings or staff lunches, a large closet between the double entry doors along with a convenient drop box, a large storage area and a very cozy lounging area. **THIS IS AN EXCELLENT OPPORTUNITY!** Book your showing today! Potential for vendor financing to qualified buyer