

**106, 10126 120 Avenue
Grande Prairie, Alberta**

MLS # A2163447



\$280,000

Division: Northridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,154 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: Shelving, display cases, cabinets are all negotiable.

Discover the perfect space for your business in this prime commercial office or retail unit! This main level corner property boasts 1,154 square feet of versatile space, highlighted by expansive windows that flood the interior with natural light and showcase your business to the bustling street outside. Recently upgraded with new flooring and modern lighting, the unit features a generous retail area ideal for attracting customers, alongside a functional back office for administrative tasks. Additional amenities include a small staff kitchen, ample storage, a bathroom, and a convenient mop room. Whether you're looking to elevate your retail presence or establish a dynamic office environment, this space offers both visibility and functionality. Don't miss this exceptional opportunity to place your business at the heart of it all! The wall on the south wall was added for more retail space, but can easily be removed to open up more windows. The adjacent unit is also for sale if more space is needed. (MLS # A2162978) To view, call your commercial Realtor today!