

**10215 102 Street  
Grande Prairie, Alberta****MLS # A2166749****\$380,000**

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**Division:** Avondale

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**Type:** Business

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**Bus. Type:** -

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**Sale/Lease:** For Sale

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**Bldg. Name:** Ink Spot

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**Bus. Name:** -

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**Size:** 1,729 sq.ft.

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**Zoning:** CC

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**Heating:** -

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**Addl. Cost:** -

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**Floors:** -

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**Based on Year:** -

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**Roof:** -

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**Utilities:** -

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**Exterior:** -

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**Parking:** -

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**Water:** -

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**Lot Size:** -

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**Sewer:** -

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**Lot Feat:** -

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**Inclusions:** Washer & dryer downstairs, all light fixtures, all window coverings, all attached shelving & desks.

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If you're looking for an amazing location that will help get your new or existing business the exposure you need and want, this building is for you. This building is located on 102nd street in Grande Prairie across from Muskoseepi Park. 1729sq.ft. of main level development offers you multiple rooms/spaces, a bathroom, and multiple waiting areas! There is a spot for a reception at both the front and back door and even a display area. The floor plan would easily allow multiple businesses to run from this location. The basement has laundry, more rooms, and another bathroom and gives you access under the main floor to make any changes you may want to make to suit your business. This location not only offers your business great visibility but there is an abundance of parking to suit almost any business or professional office. Amazing opportunities in prime locations like this don't come along every day. Schedule a tour with your favorite agent and kickstart your entrepreneurship.