

**101, 10055 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2191069**



# \$575,000

**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Northridge Building Centre-NR3

**Bus. Name:** -

**Size:** 2,097 sq.ft.

**Zoning:** CA

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Fridge, Microwave, Front Reception Desk, All Window Coverings

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.13 Acre

**Lot Feat:** Landscaped, Paved

Discover the perfect space for your business in this MODERN, UPDATED MAIN FLOOR CORNER UNIT in the Northridge Business Centre &ndash; NR3. This 2,097 sq. ft. professional office or retail space is situated in a high-traffic, high-visibility location, making it ideal for a variety of businesses. A functional layout features 6 spacious offices (3 with large exterior windows plus 3 interior offices with dual door access to each hallway), 2 washrooms (includes one XL wheelchair accessible washroom) plus a small hand wash sink in the hallway. A welcoming reception area with brick feature wall includes a large custom-built-in counter/desk and a full wall behind with lower cabinetry. The waiting area is spacious enough to accommodate several chairs. The unit also includes a storage/utility room and a large staff lunch room/boardroom with a kitchenette. Ground-floor access and ample paved parking make it easily accessible for you and your clients. Located in a well-maintained professional building with a strong Reserve Fund, this space is in excellent condition and move-in ready. Condo fees of \$731.17 per month cover water, sewer, garbage, building insurance, building R & M, common area maintenance, lot maintenance, snow removal, landscaping, and Reserve Fund. (Owners pay directly for their power and gas.) This versatile, highly functional space is a fantastic opportunity for any professional or executive business. QUICK POSSESSION is available, and furniture is negotiable. Don&rsquo;t miss out&mdash;schedule a showing with your commercial Realtor&reg; today!