

# \$575,000 - 101, 10055 120 Avenue, Grande Prairie

MLS® #A2191069

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.13 Acres

Northridge., Grande Prairie, Alberta

Discover the perfect space for your business in this MODERN, UPDATED MAIN FLOOR CORNER UNIT in the Northridge Business Centre – 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't miss out—schedule a showing with your commercial Realtor® today!

Built in 2008

### **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2191069   |
| Price      | \$575,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.13       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 101, 10055 120 Avenue |
| Subdivision | Northridge.           |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 8H8               |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### **Exterior**

|                 |                   |
|-----------------|-------------------|
| Lot Description | Landscaped, Paved |
| Foundation      | Slab              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 30                  |
| Zoning         | CA                  |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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