

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

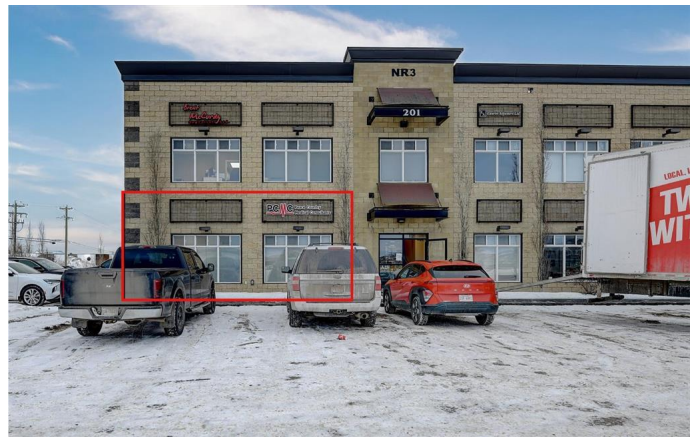
MLS® #A2191069

**\$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	172
Zoning	CA

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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