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

MLS® #A2250303

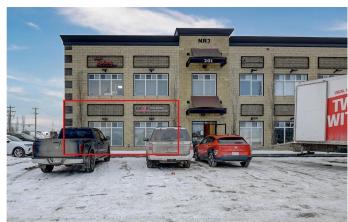
### \$575,000

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 â€" 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 outâ€"schedule a showing with your commercial Realtor® today!

#### Built in 2008

### **Essential Information**

MLS® # A2250303 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 August 20th, 2025

Days on Market 66
Zoning CA

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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