

# \$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 | 174                 |
| Zoning         | CA                  |

**Listing Details**

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

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