

**102 & 103, 10136 128 Avenue  
Grande Prairie, Alberta**

**MLS # A2275045**



# \$869,900

**Division:** Northridge

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,500 sq.ft.

**Zoning:** CT

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Mixed Use Commercial Condo unit For Sale in Northridge. This double unit offers 4500sq.ft. Of floor space with another 400sq.ft. Of mezzanine space. This property has very high quality finishings in the front showroom & office area, high ceilings allow for a variety of options suited for retail, showroom, future office space to suit the needs of your business. Currently offering 4 offices, one bathroom, high end kitchen area plus approx. 2000sq.ft. Of shop space with two 12' overhead doors. Great location on the north end of Grande Prairie very close to large residential areas, shopping plazas and many high traffic businesses along the 100st. Corridor. Good parking options in both front & rear of the property are a big plus. Well managed condo association provides peace of mind on your investment. Double bays offering this type of square footage are hard to find. Competitively Priced at only \$193/sq.ft. Flexible occupancy dates available. Call a commercial realtor today to arrange a property tour and obtain additional information on this great opportunity.