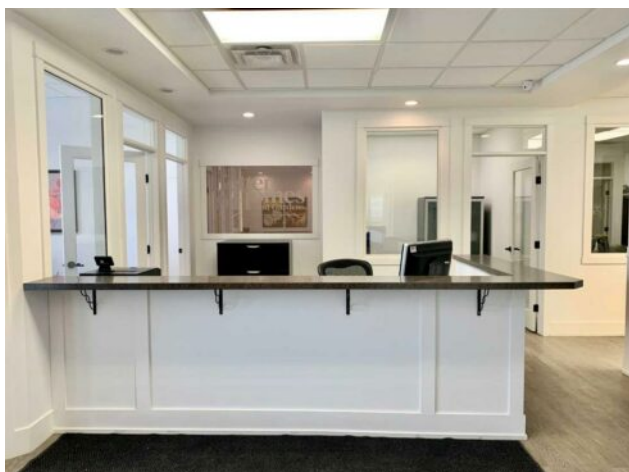


**103B, 10055 120 Avenue
Grande Prairie, Alberta**

MLS # A2136628



\$259,900

Division: Northridge

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,431 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Dishwasher

PRICE REDUCED – BEST VALUE IN GP! This bright, modern, and highly functional 1,431 sq. ft. ground-floor office is listed \$42,900 below its assessed value!! Move-in ready with quick possession available. Located in the highly accessible Northridge Business Park, this space offers easy entry, ample parking, and a professional environment that enhances productivity. Designed for efficiency and flexibility, the office includes: • Spacious, welcoming reception area with a built-in desk • Six private offices, including one with a dedicated file room and overhead storage • Interior windows throughout to maximize natural light and eliminate the “cubicle” feel • Kitchen with dishwasher and space for a board table – ideal for meetings or staff lunches • Double-entry doors with large closet and a convenient drop box • Generous storage space to keep operations organized • Comfortable lounge area for breaks or casual meetings This is a prime opportunity to secure a cheerful, professional, and adaptable workspace at an unbeatable value. Compare and see—nothing else offers this combination of price, quality, and convenience. Book your showing today!