

# \$278,500 - 103b, 10055 120 Avenue, Grande Prairie

MLS® #A2136628

**\$278,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northridge., Grande Prairie, Alberta

**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!

Built in 2012



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2136628   |
| Price      | \$278,500  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103b, 10055 120 Avenue |
| Subdivision | Northridge.            |
| City        | Grande Prairie         |
| County      | Grande Prairie         |
| Province    | Alberta                |
| Postal Code | T8V 8H8                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2024 |
| Days on Market | 467            |
| Zoning         | CA             |

## Listing Details

|                |  |
|----------------|--|
| Listing Office | Better Homes and Gardens Real Estate Approved Properties |
|----------------|--|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.