



**105, 10126 120 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2162978**



**\$240,000**

**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,041 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.10 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

FANTASTIC main floor office space in a high traffic, high visibility location in the Northridge Business Center! This is a great place for you business with 5 offices and a boardroom as well as a good sized reception area out front. The boardroom could also be used as a 6th office if desired. There is also a small kitchen/coffee area and a bathroom as well as a utility room inside. Outside, it sits on a bus route, close to food, shopping and all amenities for a quick stop on your lunch break. Just a block from two very busy roads for ease of access. Can be combined with adjacent unit 106 (MLS# A2163447) for an additional 1154 sqft if desired. To view, contact your Commercial Realtor and have a look!