

**102, 10418 99 Avenue
Grande Prairie, Alberta**

MLS # A2176075



\$249,900

Division: College Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,704 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Your chance to own over 1700 sq.ft of recently renovated office space in a prime location close to downtown, amenities & restaurants. This 2 storey space located in Westridge Business Centre offers tons of parking and beautiful park views. Bright open concept space with private main flr reception area, 4 large offices plus staff room. Upstairs features updated 1/2 bath & 2 large offices, 1 with mezzanine area, great for storage or extra desk space and features beautiful upper windows. This space features AC, lots of front door parking, back door access & vaulted ceilings. Condo fee is \$596/month and includes water. This space is ready for quick possession with additional sq.ft available next door if buyer is interested in #103 as well for a larger joined space. Call today for your personal tour! Current tenant would stay if buyer is investor!