

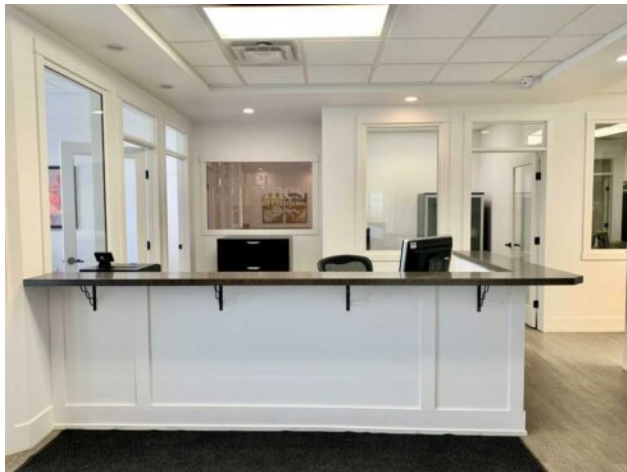


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2136628**



**\$278,500**

**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 &ndash; 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: &bull; Spacious, welcoming reception area with a built-in desk &bull; Six private offices, including one with a dedicated file room and overhead storage &bull; Interior windows throughout to maximize natural light and eliminate the &ldquo;cubicle&rdquo; feel &bull; Kitchen with dishwasher and space for a board table &ndash; ideal for meetings or staff lunches &bull; Double-entry doors with large closet and a convenient drop box &bull; Generous storage space to keep operations organized &bull; 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&mdash;nothing else offers this combination of price, quality, and convenience. Book your showing today!