



**GRASSROOTS**  
REALTY GROUP

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103, 10418 99 Avenue  
Grande Prairie, Alberta

MLS # A2182796



**\$299,900**

Division: College Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,767 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 separate front entrance, private main flr reception area, 4 large offices on main floor + full bath and back entrance access as well! Upstairs features waiting area with small kitchenette, 1/2 bath and 2 large offices. Tons of windows in this updated and bright space! 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 #102 as well for a larger joined space. Call today for your personal tour!