



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104, 10136 128 Avenue
Grande Prairie, Alberta

MLS # A2192074



\$435,000

Division: Northridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,250 sq.ft.

Zoning: CT

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

It is an attractive and ideal location for many different businesses. An instrumentation rental & service business prospered here, and now it's time for your service business, gym, or other business to prosper here too. The condo is ideally located for easy access—nestled close to the Royal Oaks/Northridge subdivisions and along the heavily traveled road to Trader Ridge. The place works, the space works. The mezzanine is big and usable. Upstairs can take the weight too—tools and inventory are easily accessed upstairs, and a pulley system was utilized to take items up the heavy-duty stairway. There is also a 10x10 sound-resistant room upstairs—the business operated a small welder there. Lots of open space upstairs and even more downstairs, with about 2250 square feet on the main floor. Highlights of the Main Floor - It features a front entrance open-ceiling office (with a lot of natural light). - A large space with workbenches and storage shelves. - A staff area. - A bay area with a 12' bay door and space for your vehicle (the back wall can be removed to allow more space in the bay area). The property is also for lease - A2184184.