



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**109, 10136 128 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2139999**



**\$525,000**

**Division:** Northridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,100 sq.ft.

**Zoning:** CT

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** The office furniture is negotiable

Downstairs is rented for \$2,750 + additional rent (a 5-year lease started in September). The upstairs is correctly for lease (MLS#A2148082). The condo is a one-of-a-kind showstopper, and for location, quite literally, one that can't be missed! It is the end unit and comes with extra windows. It has been made into 4,100 square feet of luxurious office space. Once owned by a local builder, this prime location has maximum exposure. Inside and out, this office space will represent the finest business. On the main floor (already leased for 5 years), there is a kitchen area, 5 offices and storage (including a 12' overhead door). Upstairs a board room, two executive offices, more storage, and a shockingly great view toward downtown. Imagine turning a sloped roof into a vaulted ceiling inside - that is what happened here! The pride and prowess of the homebuilder who once owned this condo are well represented throughout this condo.

The configuration upstairs can be left exactly as the builder had it - PERFECT for him - or walls can be added to make more offices. It's no surprise to have air-conditioning here, a front & back stairway, and plenty of storage up and down. All this and more at this condo, that is first seen at this 102 Street high-traffic corridor.