

**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

This spot may be the perfect location for your business. An instrumentation rental & service business did great here, and now it's for you to take your plans and move forward, too. The condo is in a prime location, close to the Royal Oaks/Northridge subdivisions and on the busy road to Trader Ridge. The space works perfectly! The mezzanine is spacious and practical. It is built strong & will handle heavy tools and inventory. There's a pulley system for moving heavy items up the sturdy staircase. There's also a 10x10 sound-resistant room upstairs that was used when using their small welder. With plenty of open space both upstairs and downstairs, you'll have about 2250 square feet to work with on the main floor, plus the full mezzanine. Main Floor Highlights: • A front entrance office with an open ceiling letting natural light into the office and mezzanine. • A large area with workbenches and storage shelves. • A staff area. • A bay area with a 12' bay door and room for your vehicle (the back wall is not a supporting wall so it can be taken out to make more room). The property is also for lease - A2184184.