

## 780-897-4003

dj@djgolden.com

## 10070 117 Avenue Grande Prairie, Alberta

MLS # A2196373



\$2,500,000

Northridge Office

Lot Feat:

Division:

Type:

Bus. Type: Sale/Lease: For Sale

Bldg. Name: Bus. Name: Size: 10,167 sq.ft.

Zoning: CA

Addl. Cost: Based on Year: Utilities: Parking: Lot Size: 1.16 Acres

Inclusions: All desks as present at time of possession

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

This exceptional commercial opportunity offers +/-10,167sq.ft of office space in a PRIME VISIBILITY LOCATION just off the 116th Ave bypass. The 1.16 Acre lot includes paved parking in front of the building along with a large fenced rear yard, with powered parking stalls and ready for a multitude of uses. The main building is loaded with +/-20 offices, large reception area, boardroom, staffroom, two washrooms and extra open office areas. There is a 30x35 lab (2009) w/ sump & 1-12W x 8H OH door on the East side of the property that could be used as a shop or garage, as well as a large undeveloped area that could easily accommodate an expansion of the main building. Contact your Commercial REALTOR® today for more information! List agent is related to the seller.