



**GRASSROOTS**  
REALTY GROUP

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206, 10920 84  
Grande Prairie, Alberta

MLS # A2275859

**\$424,000**



**Division:** Richmond Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Centre 84

**Bus. Name:** -

**Size:** 1,920 sq.ft.

**Zoning:** IB

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This high visibility commercial condo in Centre 84 is available for your growing business! This unit features a front showroom/reception area, featuring a wall of windows. There is separation from the rear 'working' area, which features a 10-foot overhead door, gas heater, 220V electrical plug-in as well as in-floor drain. You will also find two bathrooms and two storage rooms back here. Upstairs is developed to be open and bright, with one private office and a kitchen area with fridge, sink and plenty of cupboard space. There is potential to close in more office spaces, or create open-air cubicles. This space next door, unit #207, is also available for sale and offers a wide open shop space. Consider purchasing both units to allow space for your growing business! Contact your trusted Realtor today to schedule a viewing.