



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

201, 10055 120 Avenue  
Grande Prairie, Alberta

MLS # A2305866



**\$325,000**

**Division:** Northridge

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** NR3

**Bus. Name:** -

**Size:** 1,461 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** n/a

Turnkey investment property with long term AAA tenant already in place in this high End 2nd floor office space. Well maintained professional building with elevator in Northridge Business Centre. There is lots of paved parking. Inviting reception leads into 6 private offices. 5 offices are very large with nice windows that could comfortably fit 2 people each if needed. There is also also a lunchroom with kitchenette, storage room and a private bathroom. This is a very well kept unit that will reward you with solid cashflow on day one.