



GRASSROOTS
REALTY GROUP

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206 & 207, 10920 84
Grande Prairie, Alberta

MLS # A2321460



\$713,700

Division: Richmond Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Centre 84

Bus. Name: -

Size: 3,621 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 everything your business needs to expand and thrive in the bustling Peace Region! Combining two side-by-side units, this shop space offers 20 foot ceilings, over 3,000 sq feet of working area, in-floor drains, 220V plug-ins, gas heaters, 10-foot overhead doors, two bathrooms, enclosed storage spaces as well as front and rear man-door access. Keep the bays completely separate, or take the design back to original and remove a section of the inner wall (see photo) to expand your working space and really elevate your business operation. Aside from the shop space, you also will find more square footage in the front showroom / reception area featuring a wall of windows, perfect for welcoming your customers, with separation from the back working area to easily keep noise and debris at bay. In the South space you will find a bright open second level office area, beautifully finished in an open-concept design wrapping around the staircase. With one private office and a kitchenette, the space potential is up to your vision! Contact your trusted Realtor today to schedule a viewing. Immediate possession available.