

# \$525,000 - 109, 10136 128 Avenue, Grande Prairie

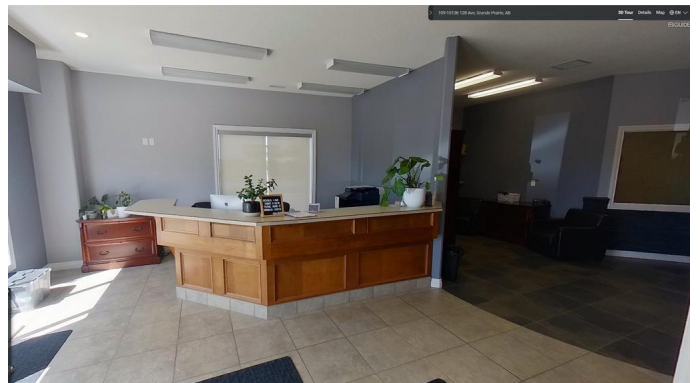
MLS® #A2139999

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northridge., Grande Prairie, Alberta

Downstairs is rented for \$2,750 + additional rent (a 5-year lease started in September). The upstairs is correctly for lease (MLS#A2148082). The condo is a one-of-a-kind showstopper, and for location, quite literally, one that can't be missed! It is the end unit and comes with extra windows. It has been made into 4,100 square feet of luxurious office space. Once owned by a local builder, this prime location has maximum exposure. Inside and out, this office space will represent the finest business. On the main floor (already leased for 5 years), there is a kitchen area, 5 offices and storage (including a 12' overhead door). Upstairs a board room, two executive offices, more storage, and a shockingly great view toward downtown. Imagine turning a sloped roof into a vaulted ceiling inside - that is what happened here! The pride and prowess of the homebuilder who once owned this condo are well represented throughout this condo. The configuration upstairs can be left exactly as the builder had it - PERFECT for him - or walls can be added to make more offices. It's no surprise to have air-conditioning here, a front & back stairway, and plenty of storage up and down. All this and more at this condo, that is first seen at this 102 Street high-traffic corridor.



Built in 2007

## Essential Information

MLS® #	A2139999
Price	\$525,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	109, 10136 128 Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V1E9

### **Additional Information**

Date Listed	June 11th, 2024
Days on Market	296
Zoning	CT

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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