

# \$299,900 - 102, 10418 99 Avenue, Grande Prairie

MLS® #A2176075

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

College Park., Grande Prairie, Alberta

Your chance to own over 1700 sq.ft of recently renovated office space in a prime location close to downtown, amenities & restaurants. This 2 storey space located in Westridge Business Centre offers tons of parking and beautiful park views. Bright open concept space with private main flr reception area, 4 large offices plus staff room. Upstairs features updated 1/2 bath & 2 large offices, 1 with mezzanine area, great for storage or extra desk space and features beautiful upper windows. This space features AC, lots of front door parking, back door access & vaulted ceilings. Condo fee is \$596/month and includes water. This space is ready for quick possession with additional sq.ft available next door if buyer is interested in #103 as well for a larger joined space. Call today for your personal tour! Current tenant would stay if buyer is investor!

Built in 1993

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2176075   |
| Price      | \$299,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1993       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 102, 10418 99 Avenue |
| Subdivision | College Park.        |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8V 0S3              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2024 |
| Days on Market | 179                |
| Zoning         | CA                 |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.