

# \$2,500 - 104, 10136 128 Avenue, Grande Prairie

MLS® #A2184184

**\$2,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northridge., Grande Prairie, Alberta

This spot may be the perfect location for your business. An instrumentation rental & service business did great here, and now it's for you to take your plans and move forward, too. The condo is in a prime location, close to the Royal Oaks/Northridge subdivisions and on the busy road to Trader Ridge. The space works perfectly!

The mezzanine is spacious and practical. It is built strong "and" will handle heavy tools and inventory. There's a pulley system for moving heavy items up the sturdy staircase. There's also a 10x10 sound-resistant room upstairs that was used when using their small welder. With plenty of open space both upstairs and downstairs, you'll have about 2250 square feet to work with on the main floor, plus the full mezzanine.

Main Floor Highlights:

- A front entrance office with an open ceiling letting natural light into the office and mezzanine.

- A large area with workbenches and storage shelves.

- A staff area.

- A bay area with a 12' bay door and room for your vehicle (the back wall is not a supporting wall so it can be taken out to make more room).

Rent Details - \$2,500 basic rent + \$925.11 for additional rents, totaling \$3,425.11 per month. The tenant pays separately for garbage disposal and all utilities (except for water as



water is included in the additional rents). The property also for sale MLS# A2192074.

Built in 2007

**Essential Information**

MLS® #	A2184184
Price	\$2,500
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

**Community Information**

Address	104, 10136 128 Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K7

**Additional Information**

Date Listed	December 20th, 2024
Days on Market	148
Zoning	CT

**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.