

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

MLS® #A2176075

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

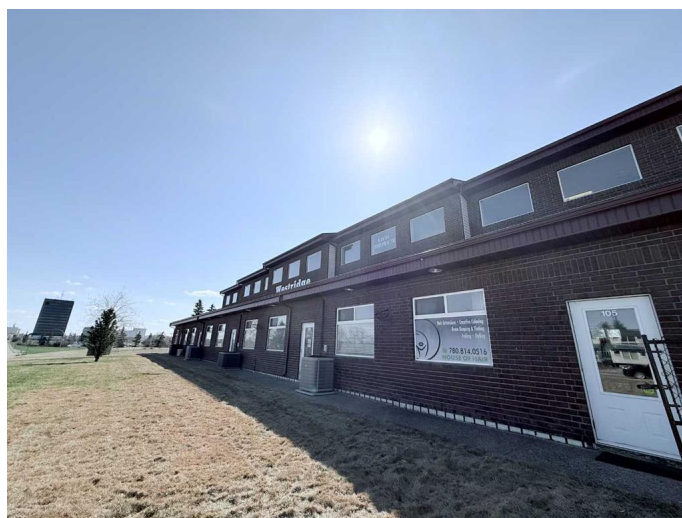
College Park., Grande Prairie, Alberta

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	196
Zoning	CA

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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