



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**102, 10418 99 Avenue  
 Grande Prairie, Alberta**

**MLS # A2176075**



**\$249,900**

**Division:** College Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,704 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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!