

780-832-5880

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## 11702 104 Avenue Grande Prairie, Alberta

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2225063



\$2,775,000

Westgate
Mixed Use

Division:

**Bus. Type:** 

Type:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 5,152 sq.ft.

Zoning: CA

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 
Lot Feat: -

Introducing a rare opportunity to acquire a newly constructed, high-end commercial building situated in a sought-after location. This property is perfect for investors seeking stable income with upside potential. Built with quality, functionality, and aesthetics in mind, this property features a sleek architectural design, energy-efficient systems, and a layout that accommodates a variety of commercial uses. Two of the three units are already leased to reputable long-term tenants, providing immediate cash flow. The third unit is vacant and ideal for an owner-occupant or new lessee, offering further income growth. With generous on-site parking and excellent visibility, this property is well-suited for professional offices, medical, retail, or service-based businesses. It's a turnkey asset in a thriving commercial corridor—perfect for investors and end-users alike. Don't miss this chance to own a prime piece of commercial real estate with built-in stability and future potential.