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## 11706 104 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
30511


**MLS ID:**  
A2215898

**\$4,850,000**



 **KIM LISSOWAY**  
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 RE/MAX Grande Prairie  
 780-538-4747

 11706 104 Avenue , Grande Prairie , Alberta T8V 6K3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 63	<b>Zoning</b> IB
<b>Subdivision</b> Westgate	<b>Year Built</b> 2018	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1620028
<b>Building Area (Sq. Ft.)</b> 19784.00	<b>Building Area (Sq. M.)</b> 1837.98	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Building Plans,Leases,RPR	

Seize the opportunity to own a stable, income-generating investment in the bustling Westgate area of Grande Prairie. 'Westgate Landing' is a multi-tenant commercial building is fully leased to an excellent mix of professional, office, health and beauty tenants. Situated in a high-visibility, high-traffic location just across from Canadian Tire, built in 2020, this property delivers immediate and consistent cash flow for investors. Whether you're a seasoned investor or looking to diversify your portfolio, this turnkey property offers everything you need: stability, cash flow, and upside potential. Priced at approx. 7.5% cap rate.

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