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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

Transaction Type	Days On Market	Zoning
For Sale	267	IB
Subdivision	Year Built	Structure Type
Westgate	2018	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	1620028
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
19784.00	1837.98	N/A
Restrictions	Reports	
None Known	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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