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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**
 (780) 814-1090

 RE/MAX Grande Prairie
 780-538-4747

 11706 104 Avenue , Grande Prairie , Alberta T8V 6K3

Transaction Type

For Sale

Days On Market

267

Zoning

IB

Subdivision

Westgate

Year Built

2018

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1620028

Building Area (Sq. Ft.)

19784.00

Building Area (Sq. M.)

1837.98

Inclusions

N/A

Restrictions

None Known

Reports

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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