

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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 328	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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.