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11702 104 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
30754

MLS ID:
A2225063

\$2,775,000



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

 11702 104 Avenue , Grande Prairie , Alberta T8V 6K8

Transaction Type	Days On Market	Zoning
For Sale	248	CA
Subdivision	Year Built	Structure Type
Westgate	2024	Multi Unit
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	1425720
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
5152.00	478.63	N/A
Restrictions	Reports	
None Known	Building Plans	

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.

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