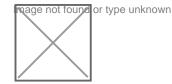


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

11702 104 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Prairie, Alberta

Listing ID: 30754

MLS ID: A2225063 \$2,775,000



 $\stackrel{\circ}{-}$ KIM LISSOWAY

(780) 814-1090

RE/MAX Grande Prairie

2 780-538-4747

rM1

11702 104 Avenue , Grande Prairie , Alberta T8V 6K8

Transaction Type

For Sale

Days On Market

3

Zoning

CA

Subdivision Westgate Year Built 2024

Multi Unit

Structure Type

Property Type

4

Property Sub Type

Legal Plan

Commercial

Mixed Use

1425720

Building Area (Sq. Ft.)

Building Area (Sq. M.) 478.63 Inclusions

5152.00

N/A

Restrictions
None Known

Reports
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.

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.