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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**
 (780) 814-1090

 RE/MAX Grande Prairie
 780-538-4747

 11702 104 Avenue , Grande Prairie , Alberta T8V 6K8

Transaction Type For Sale	Days On Market 3	Zoning CA
Subdivision Westgate	Year Built 2024	Structure Type Multi Unit
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1425720
Building Area (Sq. Ft.) 5152.00	Building Area (Sq. M.) 478.63	Inclusions 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.

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