



## 11702 104 Avenue Grande Prairie, Alberta

MLS # A2225063



\$2,775,000

Lot Size:

Lot Feat:

Division: Westgate Mixed Use Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 5,152 sq.ft. Zoning: CA Addl. Cost: **Based on Year: Utilities:** Parking:

Sewer: -Inclusions: N/A

**Heating:** 

Floors:

Roof: Exterior:

Water:

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.