

780-518-7428

desgagnesold@gmail.com

11702 104 Avenue Grande Prairie, Alberta

Heating: Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2225063



\$2,775,000

Westgate
Mixed Use

Division:

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:

Lot Size:

Lot Feat:

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.