

# \$2,775,000 - 11702 104 Avenue, Grande Prairie

MLS® #A2225063

**\$2,775,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westgate., Grande Prairie, Alberta

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.

Built in 2024

## Essential Information

MLS® #	A2225063
Price	\$2,775,000
Bathrooms	0.00
Acres	0.00
Year Built	2024



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	11702 104 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K8

### Additional Information

Date Listed	May 27th, 2025
Days on Market	29
Zoning	CA

### Listing Details

Listing Office	RE/MAX Grande Prairie
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