$4,850,000 - 11706 104 Avenue, Grande Prairie

MLS® #A2215898

$4,850,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Westgate., Grande Prairie, Alberta

Seize the opportunity to own a stable, income-generating investment in the bustling Westgate area of Grande Prairie. 'Westgate Landing' is a multi-tenant commercial building is fully leased to an excellent mix of professional, office, health and beauty tenants. Situated in a high-visibility, high-traffic location just across from Canadian Tire, built in 2020, this property delivers immediate and consistent cash flow for investors. Whether you're a seasoned investor or looking to diversify your portfolio, this turnkey property offers everything you need: stability, cash flow, and upside potential. Priced at approx. 7.5% cap rate.

Built in 2018

Essential Information

MLS® #	A2215898
Price	$4,850,000
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	11706 104 Avenue
Subdivision	Westgate.

City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K3

Additional Information

Date Listed	May 9th, 2025
Days on Market	153
Zoning	IB

Listing Details

Listing Office	RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.