

# \$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. Itâ€™s a turnkey asset in a thriving commercial corridorâ€”perfect for investors and end-users alike. Donâ€™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 | 19             |
| Zoning         | CA             |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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