

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

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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	131
Zoning	IB

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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