

# \$2,500,000 - 11525 84 Avenue, Grande Prairie

MLS® #A2098216

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.95 Acres

Westpointe., Grande Prairie, Alberta

Lucrative investment opportunity for those seeking to own a high-quality commercial property with a reliable multi national tenant. This freestanding Dairy Queen with a drive-thru in Grande Prairie, Alberta could be the investment you've been looking for. The property's prime location and reputable tenant offer a unique opportunity to secure a valuable asset with significant growth potential. As the owner of this property, with a long-term lease already in place, and a reliable tenant, you can expect a stable income stream for years to come. Don't miss out on this excellent opportunity to secure a valuable asset and reap the benefits of a reliable rental income.



Built in 2023

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2098216    |
| Price      | \$2,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.95        |
| Year Built | 2023        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11525 84 Avenue |
| Subdivision | Westpointe.     |

|             |                |
|-------------|----------------|
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V 3B5        |

### **Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | January 11th, 2024    |
| Days on Market | 657                   |
| Zoning         | CL (Local Commercial) |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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