\$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

County Grande Prai Province Alberta

Postal Code T8V 6K3

Additional Information

Date Listed May 9th, 2025

Days on Market 174
Zoning IB

Listing Details

Listing Office RE/MAX Grande Prairie

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