

**11702 104 Avenue
Grande Prairie, Alberta****MLS # A2225063****\$2,775,000****Division:** Westgate**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 5,152 sq.ft.**Zoning:** CA**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

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. It's a turnkey asset in a thriving commercial corridor—perfect for investors and end-users alike. Don't miss this chance to own a prime piece of commercial real estate with built-in stability and future potential.