



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**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.