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11706 104 Avenue **Grande Prairie, Alberta**

MLS # A2215898



\$4,850,000

Division: Westgate Mixed Use Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 19,784 sq.ft. Zoning: Addl. Cost: **Based on Year:**

Floors: **Utilities:** Roof: **Exterior:** Parking: Water: Lot Size: Sewer: Lot Feat:

Inclusions:

N/A

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.