



GRASSROOTS
REALTY GROUP

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11545 84 Avenue
Grande Prairie, Alberta

MLS # A2340013



\$5,400,000

Division: Westpointe

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,420 sq.ft.

Zoning: CL

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.87 Acre

Lot Feat: -

PRIME INVESTMENT OPPORTUNITY! Brand new commercial development featuring two high profile tenants, Tim Hortons and Royal Pizza, with both businesses scheduled to open in December 2026. This exceptional investment opportunity offers the advantage of long-term leases, strong tenant appeal, and exposure to a growing market. A rare opportunity to secure a quality commercial asset with established high profile tenants from day one. Note: It is disclosed that Pali Bedi is a licensed realtor with Avison Young in Calgary and is a shareholder of Bedi Holdings Ltd. and co-lister of this property