

# \$2,500,000 - 11525 84 Avenue, Grande Prairie

MLS® #A2098216

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.95 Acres

Westpointe., Grande Prairie, Alberta

Lucrative investment opportunity for those seeking to own a high-quality commercial property with a reliable multi national tenant. This freestanding Dairy Queen with a drive-thru in Grande Prairie, Alberta could be the investment you've been looking for. The property's prime location and reputable tenant offer a unique opportunity to secure a valuable asset with significant growth potential. As the owner of this property, with a long-term lease already in place, and a reliable tenant, you can expect a stable income stream for years to come. Don't miss out on this excellent opportunity to secure a valuable asset and reap the benefits of a reliable rental income.



Built in 2023

## Essential Information

MLS® #	A2098216
Price	\$2,500,000
Bathrooms	0.00
Acres	0.95
Year Built	2023
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address	11525 84 Avenue
Subdivision	Westpointe.

City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3B5

### **Additional Information**

Date Listed	January 11th, 2024
Days on Market	498
Zoning	CL (Local Commercial)

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.