

11525 84 Avenue  
Grande Prairie, Alberta

MLS # A2098216

## \$2,800,000



|                    |                       |
|--------------------|-----------------------|
| <b>Division:</b>   | Westpointe            |
| <b>Type:</b>       | Retail                |
| <b>Bus. Type:</b>  | Restaurant            |
| <b>Sale/Lease:</b> | For Sale              |
| <b>Bldg. Name:</b> | Dairy Queen           |
| <b>Bus. Name:</b>  | Dairy Queen           |
| <b>Size:</b>       | 2,665 sq.ft.          |
| <b>Zoning:</b>     | CL (Local Commercial) |

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.95 Acre

**Lot Feat:** -

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.