

**11525 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2098216**



**\$2,800,000**

**Division:** Westpointe

**Type:** Retail

**Bus. Type:** Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** Dairy Queen

**Bus. Name:** Dairy Queen

**Size:** 2,665 sq.ft.

**Zoning:** CL (Local Commercial)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.95 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

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.