



# 12102 97 vision west business park Avenue Grande Prairie AB

\$7,500,000

Don't miss out on this investment opportunity! Minimal Landlord responsibilities with a triple net lease in place. Currently tenanted by Wesco with 5 years remaining on the lease, this property guarantees stable cash flow. Built in 2020, the building is in exceptional condition, ensuring peace of mind for investors seeking a reliable asset. NOI = 465,476 until May 31st, 2024. NOI = 486,634 June 1, 2025-May 31st, 2030. CAP Rate Yr 1 6.2% Cap Rate Yr 2 6.48%

Listing Presented By:



Originally Listed by:  
Exp Realty

dane.phaneuf@hauptrealty.com

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net