

# \$7,200,000 - 11901 104 Avenue, Grande Prairie

---

MLS® #A1227707

**\$7,200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 19.46 Acres

Westgate., Grande Prairie, Alberta

This Unique Opportunity includes 19.46 Acres of highly sought-after industrial development land situated in Westgate Business Park. This premier location lies at the centre of the region's oil & gas, agriculture and forestry industries. With easy access to all major traffic routes in and out of the city, signalized intersections, and close proximity to the Grande Prairie Regional Airport, no other location provides industrial businesses with better access to opportunity. High-traffic area across from Petro-Canada Gas Station & Petro- Pass Truck Stop. Zoned IG (General Industrial) permits various industrial uses with all municipal services available. Some site work has already been completed, and full drawings are available for the land's original purpose. The seller will also consider remediation.



## Essential Information

MLS® #	A1227707
Price	\$7,200,000
Bathrooms	0.00
Acres	19.46
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	11901 104 Avenue
---------	------------------

Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8B1

### **Amenities**

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
-----------	--

### **Exterior**

Lot Description	City Lot, Cleared, Near Public Transit, Near Shopping Center, Open Lot
-----------------	--

### **Additional Information**

Date Listed	June 21st, 2022
Days on Market	1137
Zoning	IG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.