

**11901 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A1227707**



**\$7,200,000**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| <b>Division:</b>  | Westgate                                                               |
| <b>Lot Size:</b>  | 19.46 Acres                                                            |
| <b>Lot Feat:</b>  | City Lot, Cleared, Near Public Transit, Near Shopping Center, Open Lot |
| <b>By Town:</b>   | -                                                                      |
| <b>LLD:</b>       | -                                                                      |
| <b>Zoning:</b>    | IG                                                                     |
| <b>Water:</b>     | Public                                                                 |
| <b>Sewer:</b>     | -                                                                      |
| <b>Utilities:</b> | Electricity at Lot Line, Natural Gas at Lot Line                       |

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.