



GRASSROOTS
REALTY GROUP

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10401 114 Street
Grande Prairie, Alberta

MLS # A2045898



\$936,000

Division: Westgate

Lot Size: 1.44 Acres

Lot Feat: City Lot, Corner Lot, Near Shopping Center, Near Public Transit, Open L

By Town: -

LLD: -

Zoning: RM - Medium Density RES

Water: -

Sewer: -

Utilities: -

Great opportunity for Developers and Investors. Vacant 1.44 acre development site offering incredible potential in the growing Westgate neighbourhood. This property is located immediately North of a busy retail shopping area offering great walkability to a large variety of nearby services and amenities. Just North of the location is the new regional hospital and is a short distance to the airport terminal. RM Zoning permits multi-attached dwellings, townhouses, and apartment buildings with a maximum height of 4 storeys. The current conceptual drawings call for a striking 22-unit townhome development. The previously approved project comes with various pre-approved reports, including drawings, plans and renderings, with a conditional development permit.