



**GRASSROOTS**  
REALTY GROUP

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11802 104 Avenue  
Grande Prairie, Alberta

MLS # A2098366



**\$3,996,000**

**Division:** Westgate

**Lot Size:** 9.99 Acres

**Lot Feat:** City Lot

**By Town:** -

**LLD:** -

**Zoning:** IG

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Final Phase of Westgate Business Park. Providing you access to the thriving economies in the oil & gas, agriculture, and forestry industries. This High visibility 9.99 -acre Industrial lot offers direct access to all major transportation routes. Close to Grande Prairie Regional Airport and the new Grande Prairie Regional Hospital. Grande Prairie is the service hub for northern Alberta and British Columbia, with a demographic service area of more than 275,000 people. Limited premier lots still available and this is the ideal place to build your business. Wexford offers build-to-suit options to bring your design plans to life. Call a commercial REALTOR® today for more information.