



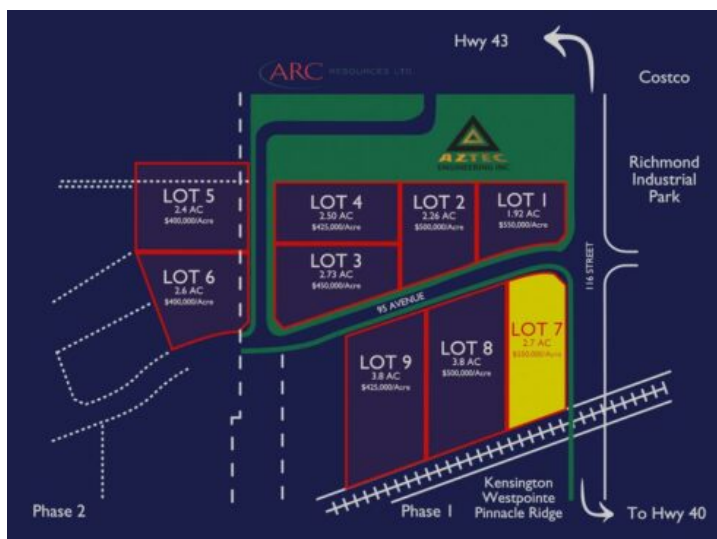
**GRASSROOTS**  
REALTY GROUP

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na Railway Avenue  
Grande Prairie, Alberta

MLS # A2116129



**\$1,485,000**

Division: Urban Rail Business Park

Lot Size: 2.70 Acres

Lot Feat: -

By Town: -

LLD: 21-71-6-W6

Zoning: IG

Water: -

Sewer: -

Utilities: -

**BUILD HERE!** A high-visibility strip mall, a service station, a car wash, an industrial Business centre, a restaurant, a recreation centre, an oilfield business, a warehouse, and many other businesses go here! Just 500 meters away from the nearest fire hall (great for insurance), Urban Rail Business Park is located on Costco's road (116 Street) on a major four-lane artery. It has unparalleled access to both Hwy 43 and Hwy 40. Vendors and customers are across the road in Richmond Industrial Park. If high exposure, easy access, and nearby amenities, communities, vendors, and customers are valuable to your bottom line, Grande Prairie's Urban Rail Business Park could be the perfect fit for you. - Developer offering build-to-suit - you could be in your new location in less than a year! Flexible zoning for commercial/industrial options and flexible lot configuration. Lots range in price from \$400K to \$550K per acre Railway spurs possibilities on lots next to the railroad. (lots 5-9 are not titled which allows extra flexibility for lot sizes and configuration and adds only a short time for the titling process &ndash; developer ready to pull the trigger).