

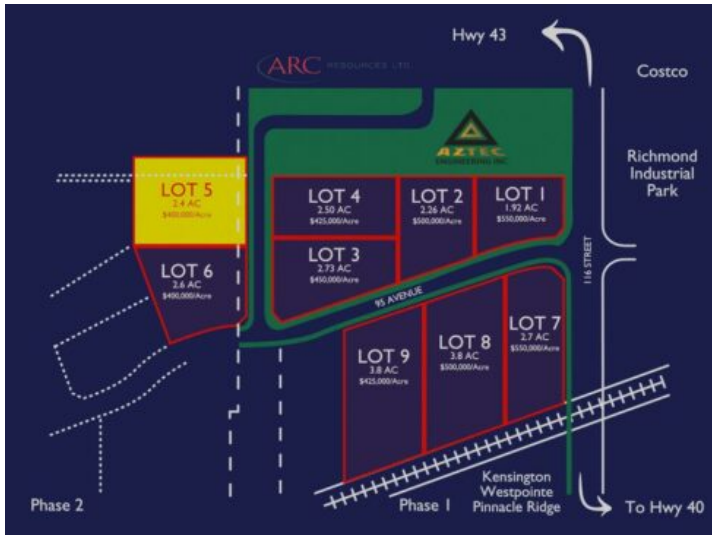


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

na 118 Street  
Grande Prairie, Alberta

MLS # A2116141



**\$960,000**

Division: Urban Rail Business Park

Lot Size: 2.40 Acres

Lot Feat: -

By Town: -

LLD: 21-71-6-W6

Zoning: IG

Water: -

Sewer: -

Utilities: -

Urban Rail Business Park is located on a major four-lane artery in southwest Grande Prairie with unparalleled quick access to both Hwy 43 and Hwy 40. Vendors and customers are across the road in one of Grande Prairie's most populated Industrial Parks. 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. - Build-to-suit options to lease or purchase with possible construction in under a year. - Industrial lots with other commercial zoning potential. - Possible Railway spur opportunities - Flexible lot configuration