



**GRASSROOTS**  
REALTY GROUP

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10501 117 Street  
Grande Prairie, Alberta

MLS # A2184781



**\$671,000**

Division: Westgate

Lot Size: 1.22 Acres

Lot Feat: City Lot, Near Public Transit, Near Shopping Center

By Town: -

LLD: -

Zoning: CA

Water: Public

Sewer: Public Sewer

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

Final Phase of Westgate Business Park, Grande Prairie's premier power center for retail and commercial business. Full Municipal services available on this 1.22 Acre commercial lot that offers over 152 feet of frontage on 116 street. Direct access to all major transportation routes. Close to Grande Prairie Regional Airport and the new Grande Prairie Regional Hospital with signalized intersections. Highest standards of development with wide roads and sidewalks. Wexford Developments offers build-to-suit options to bring any design to life for your business. Call your Commercial REALTOR &reg; today for additional information.