



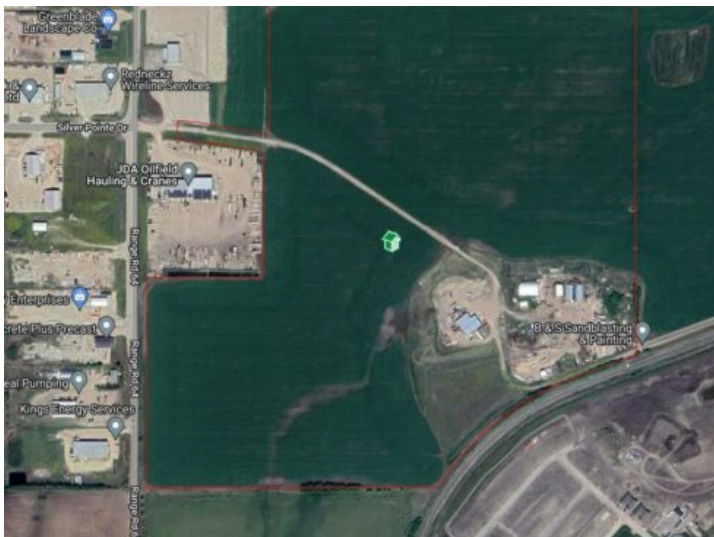
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**63040 Township Road 713A  
Grande Prairie, Alberta**

**MLS # A2198726**



**\$6,950,000**

**Division:** Centre West Business Park

**Lot Size:** 127.14 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 21-71-6-W6

**Zoning:** URM/IG

**Water:** -

**Sewer:** -

**Utilities:** -

**INCREDIBLE DEVELOPMENT OPPORTUNITY IN A PRIME LOCATION!** As part of the West Industrial Area Structure Plan this 127.14 Acre parcel is the next piece of prime land to be developed on the West end of GP! With easy access to Highway 43 and adjacent to existing Vision/Centre West Industrial Parks, this lot is laid out with 107.145 Acres of undeveloped land + 19.99 Acres of Industrial yard area w/ partial chain-link fencing, concrete aprons & yard graveling. On the 19.99 Acre portion you will find existing outbuildings including; 2x - 3,280sq.ft Quonsets, an 8,700sq.ft shop w/ 360sq.ft Sea-Can, along with a 1,068sq.ft office building. **DIRECT ACCESS TO RAILWAY** and easy access to all services provides unlimited potential on this land! Contact your Commercial REALTOR® today for more information!