

# \$3,960,000 - 11802 104 Avenue, Grande Prairie

MLS® #A2184777

**\$3,960,000**

0 Bedroom, 0.00 Bathroom,  
Land on 9.90 Acres

Westgate., Grande Prairie, Alberta

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.

## Essential Information

MLS® #	A2184777
Price	\$3,960,000
Bathrooms	0.00
Acres	9.90
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	11802 104 Avenue
Subdivision	Westgate.
City	Grande Prairie



County	Grande Prairie
Province	Alberta
Postal Code	T8V 8B5

### **Amenities**

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

### **Exterior**

Lot Description	City Lot
-----------------	----------

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	223
Zoning	IG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.