

# \$1,600,000 - 11902 104 Avenue, Grande Prairie

MLS® #A2247106

**\$1,600,000**

0 Bedroom, 0.00 Bathroom,

Land on 4.00 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 4 -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® #    | A2247106        |
| Price     | \$1,600,000     |
| Bathrooms | 0.00            |
| Acres     | 4.00            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11902 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    | August 8th, 2025        |
| Days on Market | 43                      |
| Zoning         | IG - General Industrial |

### **Listing Details**

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

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