

# \$3,696,000 - 11701 104 Avenue, Grande Prairie

MLS® #A2184784

**\$3,696,000**

0 Bedroom, 0.00 Bathroom,  
Land on 6.72 Acres

Westgate., Grande Prairie, Alberta

Final Phase of Westgate Business Park, Grande Prairieâ€™s premier power center for retail and commercial business. Full Municipal services available on this 6.72 Acre commercial lot which sits directly next to the new Canadian tire. 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 Â® today for additional information.

## Essential Information

MLS® #	A2184784
Price	\$3,696,000
Bathrooms	0.00
Acres	6.72
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	11701 104 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta



**FINAL PHASE NOW SELLING**

Postal Code           T8V 8B5

### **Amenities**

Utilities               Electricity at Lot Line, Natural Gas at Lot Line

### **Exterior**

Lot Description       City Lot, Near Public Transit, Level

### **Additional Information**

Date Listed           January 7th, 2025

Days on Market       211

Zoning                CA

### **Listing Details**

Listing Office         RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.