

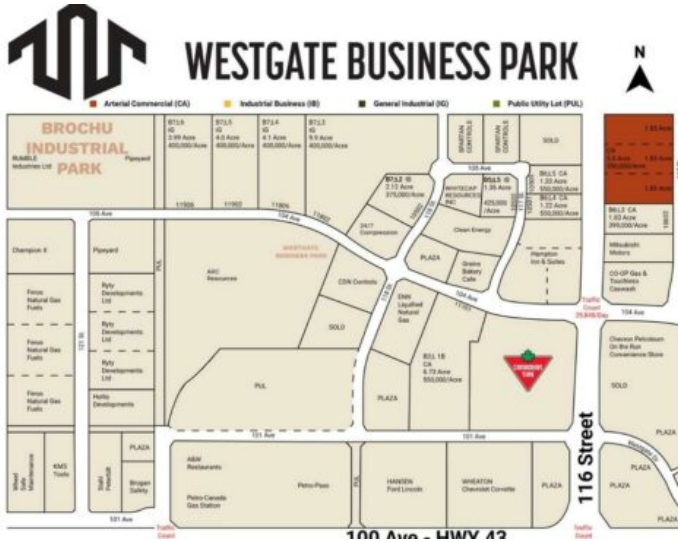


GRASSROOTS
REALTY GROUP

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. 115 Street
Grande Prairie, Alberta

MLS # A2247158



\$3,025,000

Division: Westgate

Lot Size: 5.50 Acres

Lot Feat: City Lot

By Town: -

LLD: 27-71-6-W6

Zoning: CA

Water: -

Sewer: -

Utilities: -

A trip along 116 Street accessing popular west side shopping in Grande Prairie helps explain the growing popularity of this corridor. Major companies such as Canadian Tire, Mitsubishi Motors, and the Coop Gas & Touchless Carwash have joined many others in contributing to its momentum. These businesses benefit from the quick and convenient access provided by the nearby intersection at 104 Avenue, which now attracts nearly 26,000 vehicles per day — and is projected to grow. This intersection is about a block away from this property. As activity in the Westgate Business Park and the demand along this artery continues to increase, this fully serviced, high-exposure land has an opportunity awaiting a company that is seeking between 1.8 and 7.33 acres of land.