



GRASSROOTS

REALTY GROUP

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10301 118 Street
Grande Prairie, Alberta

MLS # A2255291



\$1,224,930

Division: Westgate

Lot Size: 3.06 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: IB

Water: -

Sewer: -

Utilities: -

Don't miss this! This 3.06 acre CORNER PARCEL provides direct access to 118 Street and 104 ave. It is a block away from Petropass and less than a block from Canadian Tire. It has excellent visibility and it is priced to sell. Position your business for success in Westgate among other recognized brands that are sure to complement your business too! The Westgate Business Park offers direct access from 116 Street (25,848 vehicles/day) and 100 Avenue—Highway 43 (23,590 vehicles/day), placing your business at the heart of one of Grande Prairie's busiest commercial corridors. The area draws steady traffic from Grande Prairie, Clairmont, and beyond, and GP's REGIONAL AIRPORT is in close proximity. Call your commercial agent today to learn more about this incredible opportunity.