



GRASSROOTS

REALTY GROUP

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11601 Railway Avenue Avenue
Grande Prairie, Alberta

MLS # A2323066



\$4,875,000

Division: Urban Rail Business Park

Lot Size: 6.50 Acres

Lot Feat: Corner Lot

By Town: -

LLD: -

Zoning: IG

Water: -

Sewer: -

Utilities: -

FOR SALE - 6.5 ac. of high visible prime location land. CRU units coming across the road. Zoned is IG so great for an industrial building requiring plenty of space. The land could also possibly be rezoned CA for a hotel too as well. Just 500 meters away from the nearest fire hall (great for insurance), Urban Rail Business Park is located on Costco's road (116 Street) on a major four-lane artery. It has unparalleled access to both Hwy 43 and Hwy 40. Vendors and customers are across the road in Richmond Industrial Park. Do not buy anything before you view this parcel.