# \$1,649,000 - Lot 9 Railway Avenue, Grande Prairie

MLS® #A2217205

## \$1,649,000

0 Bedroom, 0.00 Bathroom, Land on 3.88 Acres

Urban Rail Business Park, Grande Prairie, Alberta

BUILD HERE! A high-visibility service station, car wash, industrial Business centre, recreation centre, oilfield business, warehouse and many other businesses will prosper here! 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. If high exposure, easy access, and nearby amenities, communities, vendors, and customers are valuable to your bottom line, Grande Prairie's Urban Rail Business Park could be the perfect fit for you. Flexible zoning for commercial/industrial options and flexible lot configuration. Lots range in price from \$400K to \$550K per acre. Railway spur possibilities on lots next to the railroad.

(Lots 5-11 are not titled which allows extra flexibility for lot sizes. Lots 1-3 are titled).







#### **Essential Information**

MLS® # A2217205 Price \$1,649,000

Bathrooms 0.00 Acres 3.88 Type Land

Sub-Type Industrial Land

Status Active

# **Community Information**

Address Lot 9 Railway Avenue

Subdivision Urban Rail Business Park

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8W 0C7

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 186
Zoning IG

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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