

# \$6,950,000 - 63040 Township Road 713a, Grande Prairie

MLS® #A2198726

**\$6,950,000**

0 Bedroom, 0.00 Bathroom,  
Land on 127.14 Acres

Centre West Business Park, Grande Prairie,  
Alberta

## INCREDIBLE DEVELOPMENT

### OPPORTUNITY IN A PRIME LOCATION! As

part of the West Industrial Area Structure Plan this 127.14 Acre parcel is the next piece of prime land to be developed on the West end of GP! With easy access to Highway 43 and adjacent to existing Vision/Centre West Industrial Parks, this lot is laid out with 107.145 Acres of undeveloped land + 19.99 Acres of Industrial yard area w/ partial chain-link fencing, concrete aprons & yard graveling. On the 19.99 Acre portion you will find existing outbuildings including; 2x - 3,280sq.ft Quonsets, an 8,700sq.ft shop w/ 360sq.ft Sea-Can, along with a 1,068sq.ft office building. DIRECT ACCESS TO RAILWAY and easy access to all services provides unlimited potential on this land! Contact your Commercial REALTOR® today for more information!

## Essential Information

MLS® #	A2198726
Price	\$6,950,000
Bathrooms	0.00
Acres	127.14
Type	Land
Sub-Type	Commercial Land
Status	Active



## Community Information

Address	63040 Township Road 713a
Subdivision	Centre West Business Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W5E5

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	178
Zoning	URM/IG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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