

# \$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 5-9 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              32  
Zoning                        IG

**Listing Details**

Listing Office                RE/MAX Grande Prairie

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