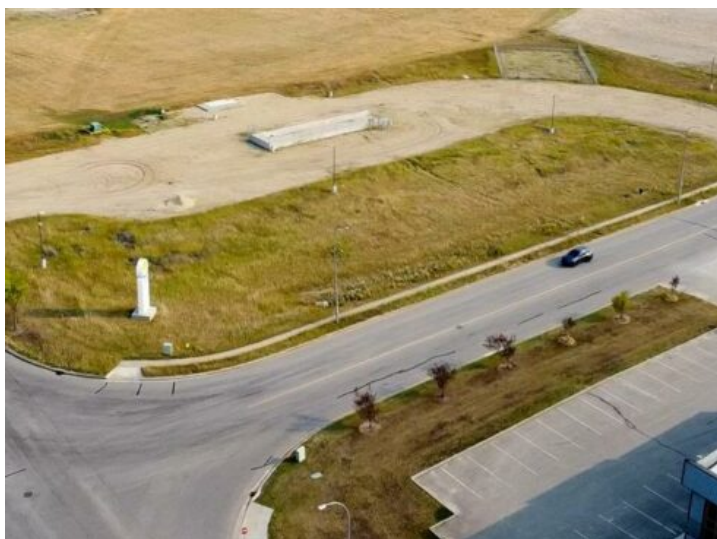


**10301 118 Street
Grande Prairie, Alberta**

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 parcel is a corner lot that provides direct access to 118 Street and 104 ave. It is a block away from Petropass and is priced to sell. Need more space? The buyer can also purchase the lot next to it, that is the lot between it and Canadian Tire. Adding that lot would give the business a combined total of 9.79 Acres. You can position your business for success here! 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. Surrounded by a leading retailer, Canadian Tire, and a host of the most recognized names in oilfield, the area draws steady traffic from Grande Prairie, Clairmont, and beyond. (GP's REGIONAL AIRPORT is in close proximity. Call your commercial agent today to learn more about this incredible opportunity.