

# \$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 32  
Zoning URM/IG

## Listing Details

Listing Office Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.