

# \$1,056,000 - Lot 1, 11602 Railway Avenue, Grande Prairie

MLS® #A2217156

**\$1,056,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.92 Acres

Urban Rail Business Park, Grande Prairie,  
Alberta

This lot is titled - 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.



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2217156    |
| Price     | \$1,056,000 |
| Bathrooms | 0.00        |
| Acres     | 1.92        |
| Type      | Land        |

|          |                 |
|----------|-----------------|
| Sub-Type | Industrial Land |
| Status   | Active          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | Lot 1, 11602 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 | 1             |
| Zoning         | IG            |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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