

**10501 117 Street
Grande Prairie, Alberta****MLS # A2098356****\$732,000****Division:** Westgate**Lot Size:** 1.22 Acres**Lot Feat:** City Lot, Near Shopping Center, Near Public Transit**By Town:** -**LLD:** -**Zoning:** CA**Water:** Public**Sewer:** Public Sewer**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Final Phase of Westgate Business Park, Grande Prairie's premier power center for retail and commercial business. Full Municipal services available on this 1.22 Acre commercial lot that offers over 152 feet of frontage on 116 street. Direct access to all major transportation routes. Close to Grande Prairie Regional Airport and the new Grande Prairie Regional Hospital with signalized intersections. Highest standards of development with wide roads and sidewalks. Wexford Developments offers build-to-suit options to bring any design to life for your business. Call your Commercial REALTOR ® today for additional information.