

# \$798,000 - 10505 117 Street, Grande Prairie

MLS® #A2210290

**\$798,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.33 Acres

Westgate., Grande Prairie, Alberta

Final Phase of Westgate Business Park,  
Grande Prairie's premier power center for  
retail and commercial business.

Full Municipal services available on this 1.33  
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.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2210290        |
| Price     | \$798,000       |
| Bathrooms | 0.00            |
| Acres     | 1.33            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 10505 117 Street |
| Subdivision | Westgate.        |
| City        | Grande Prairie   |



|             |                |
|-------------|----------------|
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V 8B5        |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Natural Gas at Lot Line, Electricity at Lot Line |
|-----------|--------------------------------------------------|

### Exterior

|                 |          |
|-----------------|----------|
| Lot Description | City Lot |
|-----------------|----------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 39              |
| Zoning         | CA              |

### Listing Details

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

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.