

# \$1,130,000 - Lot 2, 11606 Railway Avenue, Grande Prairie

MLS® #A2217169

**\$1,130,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.26 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® #	A2217169
Price	\$1,130,000
Bathrooms	0.00
Acres	2.26
Type	Land



Sub-Type	Industrial Land
Status	Active

### Community Information

Address	Lot 2, 11606 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	96
Zoning	IG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.