

# \$3,800,000 - 711034 A Highway 40 Highway, Grande Prairie

MLS® #A2181937

**\$3,800,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 122.17 Acres

NONE, Grande Prairie, Alberta

Attention Greenhouse and Nursery Entrepreneurs! The Peace Region's premier Greenhouse operation located in Grande Prairie is now on the market. A once in a lifetime opportunity to own a Greenhouse property that is turnkey & ready for a new owner! This business has a 40 year history of serving Northern Alberta residents and is a well known landmark. Situated on 122+ acres of land, this property features a spacious 1,900+ sqft residence, a massive 60,000+ sqft greenhouse, a tree nursery, a 22,500+ sqft retail space, and even includes a 3,000+/- sqft commercial kitchen and restaurant area. The potential for growth and expansion of this turnkey operation is endless, offering a multitude of opportunities for savvy entrepreneurs. Location is always key and this property boasts excellent highway visibility off the newly twinned Highway 40, making it easily accessible for customers. Additionally, a new access road off the north of the property ensures convenient customer access. This is the only Greenhouse in the city limits that has everything for your garden and green thumb only minutes to get to. Don't miss your chance to take advantage of this incredible opportunity to scale your greenhouse and nursery business in the thriving community of Grande Prairie. Schedule a tour today and unlock the full potential of this exceptional property!



Built in 1981

## Essential Information

MLS® #	A2181937
Price	\$3,800,000
Bathrooms	0.00
Acres	122.17
Year Built	1981
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	711034 A Highway 40 Highway
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4B6

## Interior

Heating	Natural Gas, Propane
---------	----------------------

## Additional Information

Date Listed	December 2nd, 2024
Days on Market	265
Zoning	UR

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

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.