# \$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!







#### **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 323
Zoning UR

### **Listing Details**

Listing Office Century 21 Grande Prairie Realty Inc.

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