

**711034 A Highway 40 Highway  
Grande Prairie, Alberta**

**MLS # A2181937**



## \$3,800,000

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Agriculture, Florist/Nursery, Gift Shop , Landscaping, Mixed
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,920 sq.ft.
<b>Zoning:</b>	UR

**Heating:** Natural Gas, Propane

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 122.17 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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!