

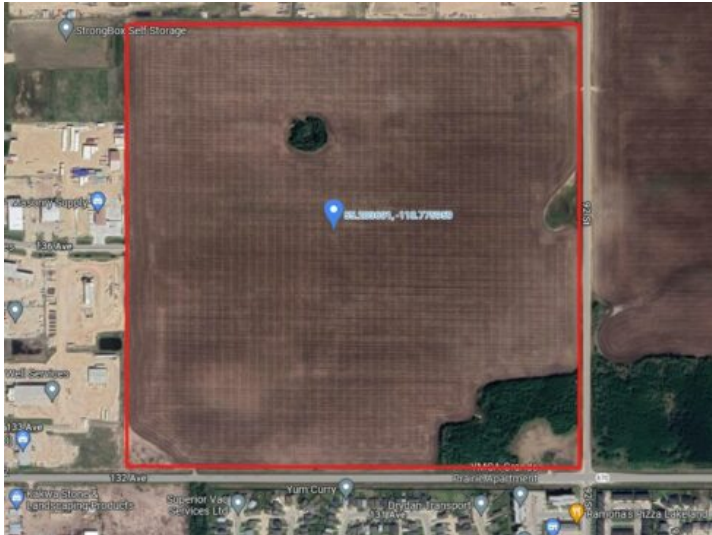


**GRASSROOTS**  
REALTY GROUP

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**W6;6;72;1 SE**  
**Grande Prairie, Alberta**

**MLS # A2105736**



**\$5,950,000**

**Division:** NONE

**Lot Size:** 159.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 1-72-6-W6

**Zoning:** UR

**Water:** -

**Sewer:** -

**Utilities:** -

This prime 159 Acre commercial parcel of land is the perfect opportunity for business development. Located within Grande Prairie City limits just North of 132nd Avenue (Keddie's Road) and West of 92nd Street, this lot provides secondary highway frontage and is surrounded by existing Industrial park. As the next piece of land to be developed in the area, this is a unique opportunity to be the first to invest and establish a presence in a high-growth region. With easy access to the city and other businesses in the industrial park, this land is ideal for a variety of commercial uses. Don't miss out on this chance to secure your future in Grande Prairie - contact us today to learn more and schedule a visit to the property!