



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**9907 & 9915 80 Street  
Peace River, Alberta**

**MLS # A2217486**



**\$930,000**

**Division:** West Hill Com/Ind

**Lot Size:** 1.56 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-3

**Water:** -

**Sewer:** -

**Utilities:** -

When a location really matters, then look no further than these two 0.78 acre lots side by side combining for a total of 1.56 acres. Located in the heart of the busy commercial West Hill shopping, located close to some big names such as Wal-Mart, Tim Horton's and Shopper Drug Mart just to name a few. Right next door is the Best Western Hotel and there are several other major hotels located close by. This location is second to none and has services near by and the major traffic counts to support just about any type of business. Zoned C-3 Commercial-Shopping Centre District, the permitted uses include restaurants and eating or drinking establishments, gas bar, service station, retail store, office complex and shopping centre among many other permitted uses. All of the franchised and big box stores are either located here or scouting out the area for future development. With proven traffic, visibility and convenience, it makes sense to take a closer look.