



**GRASSROOTS**  
REALTY GROUP

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**8819 109 Street  
Grande Prairie, Alberta**

**MLS # A2254209**



**\$219,900**

**Division:** Richmond Industrial Park

**Lot Size:** 0.62 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** IG

**Water:** -

**Sewer:** -

**Utilities:** -

Outstanding 0.62 acre commercial lot offering direct exposure onto Highway 40 (108 Street) on Grande Prairie's south side. High-visibility location just off one of the city's busiest roadways ensures excellent traffic and fast access to all areas of the city. Site is ideal for businesses seeking affordable frontage and strong advertising potential—zoned for versatile commercial use. Call today for full details or to arrange a property tour. This version focuses on essential features, value, and direct call-to-action optimized for realtors listing the property.