



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2261987**



**\$930,000**

**Division:** West Hill Com/Ind

**Lot Size:** 1.56 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-3

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Commercial Opportunity in West Hill Shopping District! When location is everything, this 1.56-acre property delivers. Offered as two side-by-side 0.78-acre lots, this site sits in the heart of the bustling West Hill commercial core, surrounded by some of the biggest names in retail and hospitality. Wal-Mart, McDonald's, Tim Hortons, and Shoppers Drug Mart are just around the corner, while the Best Western Hotel is right next door along with several other major hotels nearby. This high-traffic, high-visibility location is second to none and comes with services close at hand to support a wide range of developments. Zoned C-3 Commercial & Shopping Centre District, permitted uses include restaurants, cafés, gas bars, service stations, retail stores, office complexes, shopping centres, and more. With nearly every national franchise and big-box retailer either established in the area or eyeing it for future expansion, the opportunity here is clear. With proven traffic counts, unbeatable convenience, and excellent exposure, this property is perfectly positioned to support your next successful business venture.