



**GRASSROOTS**  
REALTY GROUP

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**NW 84 Ave  
Lac La Biche, Alberta**

**MLS # A2267850**



**\$499,000**

**Division:** Lac La Biche

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** Highway Commercial Distri

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 8.65 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime Highway 881 Development Opportunity! Seize the potential of 8.65 acres with prime highway frontage in town. This strategic location offers direct access via a paved road along the north side of the parcel, with town water and sewer services conveniently nearby. Perfect for a commercial strip mall or service center, this property is ideally positioned to capture high-visibility traffic heading to Conklin and Fort McMurray. A rare investment opportunity in a growing area. Build your business where opportunity meets demand!