

1-833-477-6687 aloha@grassrootsrealty.ca

## NW 84 Ave Lac La Biche, Alberta

Inclusions:

N/A

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: - Utilities: - Exterior: - Parking: - Lot Size: 8.65 Acres

Sewer: - Lot Feat: - Lot Feat: - Face of the second of the sec

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!