



**GRASSROOTS**  
REALTY GROUP

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**10506 98 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2273828**



**\$649,900**

**Division:** NONE

**Lot Size:** 1.20 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** IG

**Water:** -

**Sewer:** -

**Utilities:** -

Prime IG-Zoned Commercial Land in the Heart of Grande Prairie. Unlock the potential of this exceptional commercial land opportunity, perfectly positioned in the vibrant core of Grande Prairie. Zoned IG (General Industrial), this property offers outstanding flexibility—ideal for constructing your future building, office, shop, or investment project. Featuring full services available, high-speed internet, and excellent access to major roads, this site is ready to support a wide range of commercial or light industrial uses. Its strategic location ensures strong visibility, convenient transportation routes, and proximity to Grande Prairie's thriving business community. Whether you're an owner-operator, developer, or investor, this property offers the foundation for long-term success. Grow with Grande Prairie—and build something great!