



**GRASSROOTS**  
REALTY GROUP

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**9725 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2294125**



**\$250,000**

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**Division:** Patterson Place

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**Lot Size:** 0.33 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** CG

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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What an opportunity! High traffic corner in fully leased shopping mall with Shoppers Drug mart as the anchor. This 14,400 sq ft lot has its own title and comes with access to plenty of parking at the Patterson shopping Center. This location offers drive through options, easy access from 84th featuring high traffic counts. There is also plenty of walking traffic in the area making it very attractive for a food franchise or retail opportunity, or maybe a gas station or carwash. Previous plans were to put a 3600 sqft building footprint. High Average Daily Traffic Counts of 27000 vehicles at the intersection of 84 Avenue and Patterson Drive. Mall owner can provide necessary parking by way of a cross parking agreement thus saving lots of money so not having to build more stalls. Owner is willing to partner on a project for the right purchaser or offer the option that land wouldn't need to be paid for until business is open. This is a rare opportunity! Look at all the options.