



**GRASSROOTS**  
REALTY GROUP

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**10524/10526 99 Avenue  
Grande Prairie, Alberta**

**MLS # GP202763**



**\$250,000**

**Division:** College Park

**Lot Size:** 0.37 Acre

**Lot Feat:** Rectangular Lot

**By Town:** -

**LLD:** 23-71-6-W6

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

INVESTOR ALERT AND/OR CONTRACTORS!! Here is a chance to develop 4 - 33 ft. x 122 ft. lots with CA zoning, commercial or multi-family development. Property is on two titles but must be sold as one parcel, for a total of 16,104 sq. ft. (.37 acre). Property is close to GP. Regional College and the new Hospital, located behind Norcom Investments.