



**GRASSROOTS**  
REALTY GROUP

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**9801 107 Street  
Grande Prairie, Alberta**

**MLS # A2025157**



**\$695,000**

**Division:** College Park

**Lot Size:** 0.93 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

This 0.92 acre commercial land, situated at the west end of Grande Prairie in the Westside Plaza development, is now up for grabs. It presents a rare prospect for investors, developers, and businesses as it is surrounded by a bustling neighborhood that includes reputable establishments like Holiday Inn, Podollan Inn, Jeffrey's Cafe Co., TD Bank, and BMO. The land's location offers easy accessibility to highways 40 and 43, while its flexible zoning regulations add to its appeal. Those seeking to establish themselves in this vibrant city will find this property to be an exceptional opportunity.