



GRASSROOTS
REALTY GROUP

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**9725 84 Avenue
Grande Prairie, Alberta**

MLS # A2119618



\$250,000

Division: Patterson Place

Lot Size: 0.33 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: CG

Water: -

Sewer: -

Utilities: -

PURCHASE LAND FOR \$300000 or do a LAND LEASE FOR \$3/sqft net. What an opportunity! First time for sale or lease. This 0.33 acre 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 you would like to do a gas station or carwash. The owner will also look at a build to suite for the right tenant. This is a rare opportunity! Look at all the options.