

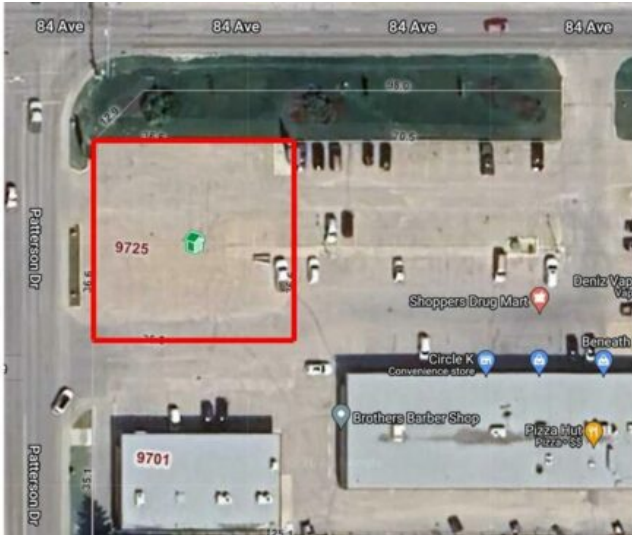


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2119618**



**\$300,000**

**Division:** Patterson Place

**Lot Size:** 0.33 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CG

**Water:** -

**Sewer:** -

**Utilities:** -

What an opportunity! First time for sale, 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. The owner will also look at a build to suite for the right tenant. This is a rare opportunity!