



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**Lot 3, 12009 97 Avenue  
Grande Prairie, Alberta**

**MLS # A2122284**



**\$693,000**

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**Division:** Vision West Business Park

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**Lot Size:** 1.65 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** IB

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Discover the ideal location for your business at this prime 1.65-acre site in Grande Prairie's Vision West Business Park, strategically positioned south of the bustling airport amidst established businesses like Napa Auto Parts, Peavey Mart, and Red-L Distributors. With Business Industrial (IB) zoning and full municipal services, this lot offers versatility and convenience, perfect for a range of business needs. Benefit from the area's future-ready infrastructure and proximity to key transportation networks, ensuring your enterprise's long-term success and growth potential. The neighboring 1.55 lot can be purchased with this listing for a total of 3.2 acres. Call your Commercial Realtor today and elevate your business to new heights.