



GRASSROOTS
REALTY GROUP

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

MLS # A2122284



\$693,000

Division: Vision West Business Park

Lot Size: 1.65 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: IB

Water: -

Sewer: -

Utilities: -

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.