



**GRASSROOTS**  
REALTY GROUP

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**12005 & 12009 97 Avenue  
Grande Prairie, Alberta**

**MLS # A2122452**



**\$1,344,000**

**Division:** Vision West Business Park

**Lot Size:** 3.20 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** IB

**Water:** -

**Sewer:** -

**Utilities:** -

Discover the ideal location for your business on these two individually titled lots totaling 3.2 acres 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, these lots offer 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. Call your Commercial Realtor today and elevate your business to new heights.