



**GRASSROOTS**  
REALTY GROUP

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**11126 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2137738**



**\$625,000**

**Division:** Gateway

**Lot Size:** 0.94 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

Corner lot with 2 access points. Services to the property line on this paved lot with yard lighting. This commercial lot is located directly behind Walmart, just around the corner from the new hospital and backing onto high-density residential in the busy Westgate development. This lot is ideal for any commercial use and can be purchased on its own or in a package with the two neighbouring lots, which would give you a total of 2.79 acres for development. Locations such as this simply do not come available. To book a showing, call your Commercial Realtor&copy; today