



**GRASSROOTS**  
REALTY GROUP

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**11102 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2137757**



**\$625,000**

**Division:** Gateway

**Lot Size:** 0.93 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

Fully Serviced 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 often. To book a showing, call your Commercial Realtor today