



**GRASSROOTS**  
REALTY GROUP

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

**11609 97 Avenue  
Grande Prairie, Alberta**

**MLS # A2147902**



**\$998,000**

**Division:** Centre West Business Park

**Lot Size:** 2.26 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

Excellent City Commercial Zoned lot (CA Arterial commercial) in Centre West Business Park. This lot is right beside the Wendy's franchise right by Costco and directly across from Winners strip mall. It is an excellent sized lot with tons of visibility and potential exposure for your business. The lot is 2.26 acres in size and is currently assessed above the asking list price. Excellent access and roadways surrounding this lot as well. Signage on the property.