



**GRASSROOTS**  
REALTY GROUP

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**66 Avenue 106 Street  
Grande Prairie, Alberta**

**MLS # A2171374**



**\$935,000**

**Division:** Stone Ridge

**Lot Size:** 1.87 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** DC

**Water:** -

**Sewer:** -

**Utilities:** -

Dare to Dream? Your Opportunity Awaits! Introducing an exceptional serviced location in the heart of Grande Prairie, poised to become the next vibrant hub of activity. Strategically situated directly across from the Eastlink Centre and adjacent to the Four Points Sheraton, this prime property is surrounded by a wealth of shopping, dining, offices and entertainment options, making it an ideal investment opportunity. Imagine the possibilities! With zoning that could accommodate a restaurant, this location could be the perfect home for a beloved dining establishment—Picture the excitement of locals and visitors alike enjoying a fantastic meal just steps away. But that's not all. The proximity to the Eastlink Centre, two nearby schools, and a thriving residential community makes this site ideal for a supermarket, catering to the needs of families and workers in the area. Envision a stunning mixed-use apartment building of up to four stories, offering residents breathtaking views of the adjacent pond and expansive prairies. Swipe to discover the picturesque landscape that could be your backdrop! The potential doesn't stop there—consider the opportunities for a childcare facility, health center, office buildings, or retail stores. The possibilities are limited only by your imagination! Contact a commercial realtor today to discuss how we can turn your vision into reality and elevate Grande Prairie to new heights of desirability and convenience. Let's make your dreams come true!