



GRASSROOTS
REALTY GROUP

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**11902 & 11810 99 Avenue
Grande Prairie, Alberta**

MLS # A2174983



\$1,793,500

Division: Centre West Business Park

Lot Size: 4.22 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CA

Water: -

Sewer: -

Utilities: -

PRIME LOCATION ON GRANDE PRAIRIE'S BUSIEST THROUGHFARE HWY. 43 WITH EXPOSURE TO AN AVERAGE OF 22,000+ DAILY TRAFFIC COUNT. This rectangular 4.22 acre parcel is zoned Commercial Arterial(CA) which offers a wide variety of development opportunities. Offering full municipal water, sewer, power & gas utilities at the property line means that your development costs & construction times can be well managed and on budget. Seize the opportunity to utilize this entire 4.22 acre parcel if desired, the options to purchase the individually titled 2.06 acre or 2.16 acre lots and develop in stages or separately can offer great flexibility. The west side of Grande Prairie is currently the fastest growing commercial area in the Peace region and offers a great mix of commercial retail, hospitality, energy sector headquarters, car dealerships, big box stores and much more. This location can lend itself to many uses and will put your operations in the heart of the action. In close proximity to the Grande Prairie Airport, Canadian Tire, Costco, Pembina, ARC resources, fuel stations, ATCO just to name a few. Priced well below other comparable development options in the area and offering the HWY. frontage that many other parcels don't have. Put the wheels in motion to make your project a reality in 2025. Offered at only \$425,000/acre. Vendor is open to exploring development options such as build to suit or vendor financing. Call a Commercial Broker today for further information or to arrange a tour of the site.