



**GRASSROOTS**  
REALTY GROUP

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10526 99 Avenue  
Grande Prairie, Alberta

MLS # A2175470



**\$250,000**

Division: College Park

Lot Size: 0.37 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: CA

Water: -

Sewer: -

Utilities: -

This unique opportunity presents four 33 ft. x 122 ft. lots with CA zoning, perfect for commercial development at a price that cannot be beaten. Combined into a single 16,104 sq. ft. parcel (.37 acre) across two titles, this property offers flexibility for a range of projects. Its location near the Grande Prairie Regional College and the new hospital, nestled just off 100th Avenue, ensures a high-visibility and convenient site ideal for attracting tenants or businesses in a growing area of the city. Call your Commercial Realtor for more information or to book a showing today.