



GRASSROOTS
REALTY GROUP

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**8802 96 Avenue
Grande Prairie, Alberta**

MLS # A2180316



\$1,690,000

Division: Cobblestone

Lot Size: 25.92 Acres

Lot Feat: Cleared

By Town: -

LLD: -

Zoning: UR

Water: -

Sewer: -

Utilities: -

For more information, please click Brochure button below. Terrific investment / development opportunity! This prime parcel of development land is being sold at an unmatched price per acre within the City. It is situated near the ever-growing area of Cobblestone, Fieldbrook and Riverstone and is next in line for development in the area. Located just off of 100th Ave, it's close to downtown, schools and shopping centres. The newer Riverstone Public School (K-8) is a mere stones throw away with its East-most boundary touching the parcel. Existing City sewer line already connected on the parcel; all other services directly adjacent. Very central location with many businesses, including grocery store, right in the neighbourhood. Owner is willing to sell the adjacent vacant land to the North, which connects this parcel to 100th Ave for even easier access as well as offering great opportunity for potential commercial development. Seller financing and/or partnership available with both parcels.