



GRASSROOTS
REALTY GROUP

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11702 106 Avenue
Grande Prairie, Alberta

MLS # A2193592



\$1,799,000

Division: Brochu Industrial

Lot Size: 2.82 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CA - Arterial Commercial

Water: -

Sewer: -

Utilities: -

BUILD-TO-SUIT Let Us Help You Dream. The Seller is open to partnering in bringing your vision to life. Preliminary renderings for a Hyatt Hotel are already complete, offering a significant head start – but this opportunity is not limited to hospitality. Whether you’re envisioning a hotel, mixed-use development, medical facility, retail centre, or a completely custom commercial concept; this is your chance to build exactly what the market demands. ? Prime Commercial Development Opportunity 2.82 Acres | CA (Arterial Commercial) Zoning | Highway 43 Exposure Positioned along Highway 43 and the highly trafficked 116 Street corridor, this 2.82-acre parcel offers exceptional visibility and access in one of Grande Prairie’s most strategic commercial locations. Key Highlights: • CA (Arterial Commercial) Zoning – Permits a wide range of commercial uses including retail, office, hospitality, automotive, service stations, and more. • High-Exposure Location – Direct frontage along one of the city’s busiest routes, maximizing signage and brand visibility. • Services at the Road – All major utilities available, streamlining development timelines and costs. • Strategic Positioning – Minutes from the airport, major shopping centres, hotels, and established commercial hubs. • Growth Corridor – Grande Prairie continues to expand commercially, making this a strong long-term investment opportunity. This property offers flexibility, exposure, and scale – three pillars of successful commercial development. Bring your concept. Let’s explore what’s possible. * open to working with clients choice of builder*