



GRASSROOTS
REALTY GROUP

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**12110 97 Avenue
Grande Prairie, Alberta**

MLS # A2209311



\$745,500

Division: Vision West Business Park

Lot Size: 2.13 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: IB

Water: -

Sewer: -

Utilities: -

Unlock the potential of this expansive 2.13 acre vacant commercial lot, perfectly positioned for your next development project. Located in a high-traffic area with excellent road frontage and visibility, this property offers a strategic location for retail, office space, hospitality, or other commercial ventures. The lot features easy utility access and is surrounded by a mix of established businesses. With ample space and flexibility, this site presents a rare opportunity to invest in a thriving commercial corridor.