



**GRASSROOTS**  
REALTY GROUP

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12110 97 Avenue  
Grande Prairie, Alberta

MLS # A2209311



**\$600,000**

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**Division:** Vision West Business Park

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**Lot Size:** 2.13 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** IB

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**Water:** -

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**Sewer:** -

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**Utilities:** -

Vision West Business Park - near Grande Prairie Airport, ATCO, Aquatera bulk water station. 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 commercial, retail, office, hospitality, warehouse, or other commercial ventures. The lot features easy utility access and is surrounded by a mix of established businesses.