

## 780-518-7428

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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.