

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\*