

# \$1,793,500 - 11902 & 11810 99 Avenue, Grande Prairie

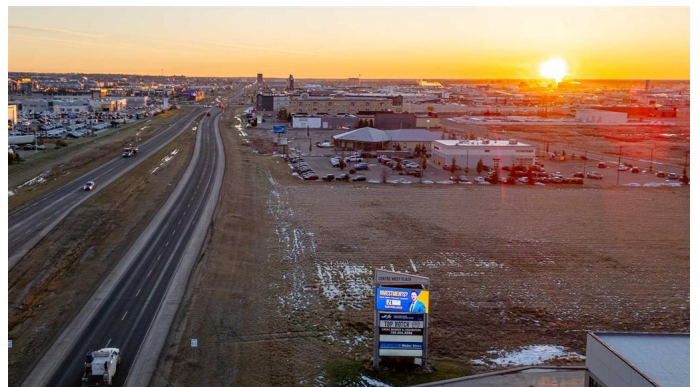
MLS® #A2174983

**\$1,793,500**

0 Bedroom, 0.00 Bathroom,  
Land on 4.22 Acres

Centre West Business Park, Grande Prairie,  
Alberta

PRIME LOCATION ON GRANDE PRAIRIE'S BUSIEST THROUGHFARE HWY. 43 WITH EXPOSURE TO AN AVERAGE OF 22,000+ DAILY TRAFFIC COUNT. This rectangular 4.22 acre parcel is zoned Commercial Arterial(CA) which offers a wide variety of development opportunities. Offering full municipal water, sewer, power & gas utilities at the property line means that your development costs & construction times can be well managed and on budget. Seize the opportunity to utilize this entire 4.22 acre parcel if desired, the options to purchase the individually titled 2.06 acre or 2.16 acre lots and develop in stages or separately can offer great flexibility. The west side of Grande Prairie is currently the fastest growing commercial area in the Peace region and offers a great mix of commercial retail, hospitality, energy sector headquarters, car dealerships, big box stores and much more. This location can lend itself to many uses and will put your operations in the heart of the action. In close proximity to the Grande Prairie Airport, Canadian Tire, Costco, Pembina, ARC resources, fuel stations, ATCO just to name a few. Priced well below other comparable development options in the area and offering the HWY. frontage that many other parcels don't have. Put the wheels in motion to make your project a reality in 2025. Offered at only \$425,000/acre. Vendor is open to exploring development options such as build



to suit or vendor financing. Call a Commercial Broker today for further information or to arrange a tour of the site.

### Essential Information

MLS® #	A2174983
Price	\$1,793,500
Bathrooms	0.00
Acres	4.22
Type	Land
Sub-Type	Commercial Land
Status	Active

### Community Information

Address	11902 & 11810 99 Avenue
Subdivision	Centre West Business Park
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0C7

### Additional Information

Date Listed	October 30th, 2024
Days on Market	315
Zoning	CA

### Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.