# \$1,799,000 - 11702 106 Avenue, Grande Prairie

MLS® #A2193592

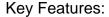
\$1,799,000

0 Bedroom, 0.00 Bathroom, Land on 2.82 Acres

Brochu Industrial., Grande Prairie, Alberta

Prime Commercial Development Opportunity â€" 2.82 Acres with Highway Frontage

This 2.82-acre parcel of CA (Arterial Commercial) zoned land offers an exceptional opportunity for commercial development in one of Grande Prairie's most strategic locations. Positioned along Highway 43 and the BUSY 116 Street this property boasts high visibility and traffic exposure, making it ideal for businesses that rely on strong customer access and advertising potential.



• Zoning: CA (Arterial Commercial) – allowing for a broad range of commercial uses, including retail, office space, hospitality, automotive services, gas stations, and more. • Direct exposure to one of the busiest routes in Grande Prairie, ensuring significant advertising visibility.

• Utilities: All services are available at the road, making development straightforward and cost-effective.

• Proximity to Key Amenities: Located just minutes from the airport, major shopping centers, hotels, and established commercial developments, providing a strong customer base and accessibility for employees.
• Growth Potential: Grande Prairie is

a€¢ Growth Potential: Grande Prairie is experiencing continued commercial expansion, making this a prime opportunity for investment or business development.







This property is well-suited for businesses looking to capitalize on high-traffic exposure, convenience, and future growth in the area. Whether developing a retail plaza, a restaurant, an office building, or a service-based business, this land offers the flexibility and location advantages necessary for success.

For more details or to discuss development possibilities, contact your trusted commercial agent.

### **Essential Information**

MLS® # A2193592 Price \$1,799,000

Bathrooms 0.00 Acres 2.82 Type Land

Sub-Type Commercial Land

Status Active

## **Community Information**

Address 11702 106 Avenue
Subdivision Brochu Industrial.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V6M8

#### **Additional Information**

Date Listed February 10th, 2025

Days on Market 179

Zoning CA - Arterial Commercial

#### **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.