

# \$947,600 - 11810 99 Avenue, Grande Prairie

MLS® #A2175240

**\$947,600**

0 Bedroom, 0.00 Bathroom,  
Land on 2.06 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 2.06 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 parcel or combine it with the adjacent 2.16 acres for a total of a 4.22 acre site. 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 \$460,000/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® #    | A2175240        |
| Price     | \$947,600       |
| Bathrooms | 0.00            |
| Acres     | 2.06            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 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 | 354                |
| 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.