

**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<sup>®</sup> for more information or to book a showing today.