

**10526 99 Avenue  
Grande Prairie, Alberta****MLS # A2175470****\$250,000**

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**Division:** College Park

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**Lot Size:** 0.37 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** CA

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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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&copy; for more information or to book a showing today.