

**11702 106 Avenue
Grande Prairie, Alberta****MLS # A2193592****\$1,799,000****Division:** Brochu Industrial**Lot Size:** 2.82 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** CA - Arterial Commercial**Water:** -**Sewer:** -**Utilities:** -

Prime Commercial Development Opportunity & 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. **Key Features:** • **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 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.