



GRASSROOTS
REALTY GROUP

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**NW 84 Ave
Lac La Biche, Alberta**

MLS # A2267850



\$499,000

Division:	Lac La Biche
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	0 sq.ft.
Zoning:	Highway Commercial Distri

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	8.65 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Prime Highway 881 Development Opportunity! Seize the potential of 8.65 acres with prime highway frontage in town. This strategic location offers direct access via a paved road along the north side of the parcel, with town water and sewer services conveniently nearby. Perfect for a commercial strip mall or service center, this property is ideally positioned to capture high-visibility traffic heading to Conklin and Fort McMurray. A rare investment opportunity in a growing area. Build your business where opportunity meets demand!