



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

10002 94 Avenue  
Grande Prairie, Alberta

MLS # A2287443



**\$319,900**

---

**Division:** Swanavon

---

**Lot Size:** 0.46 Acre

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** -

---

**Zoning:** CT

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

CENTRAL Location! Close to DOWNTOWN, TRIALS and AMENITIES! This could be a great OPPORTUNITY right in the heart of GP. Plans for 3000 sqft building - BUILD TO SUIT!! - Permitted uses - Business Support Service, Commercial Business Centre, Boarding House - Discretionary uses - Supermarket, Vehicle Wash, Multi-Attached Dwelling, Gas Bar. Drive by today!