



**GRASSROOTS**

REALTY GROUP

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9716 100 Avenue  
Grande Prairie, Alberta

MLS # A2317332



**\$159,900**

**Division:** Central Business District

**Lot Size:** 0.15 Acre

**Lot Feat:** City Lot, Cleared, Few Trees, Interior Lot

**By Town:** -

**LLD:** 25-71-6-W6

**Zoning:** CC

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

VACANT 66' x 100' lot located on 100th Ave in Grande Prairie's downtown core! Zoned Central Commercial (CC) this property allows for a WIDE VARIETY of commercial, residential institutional, cultural and related land uses. This flexibility is a valuable asset for any real estate investment. The city centre is the perfect niche for locally owned and operated businesses with great exposure. This could be the perfect place to build a thriving business. OR a great spot to invest in a small multi-unit condo/retail complex. (Building plans are available for serious inquiries). For residents, living downtown often just makes sense! It means convenience with quick, easy access to every service imaginable including retail, grocery, financial services and so much more. Whatever your dream, the possibilities are endless! ACT NOW to secure your piece of downtown G.P.'s promising future!