



GRASSROOTS

REALTY GROUP

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9514 83 Avenue
Lac La Biche, Alberta

MLS # A2322059



\$349,900

Division: NONE

Lot Size: 0.99 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Commercial

Water: -

Sewer: -

Utilities: -

PRIME COMMERCIAL CORNER IN LAC LA BICHE! Seize this exceptional investment opportunity featuring 1 acre of high-exposure commercial land in the rapidly growing Madison Park development. Strategically positioned directly adjacent to major hospitality anchors, Ramada and Canalta, this site guarantees a built-in stream of consumer traffic. Enjoy maximum corporate visibility with premium frontage bordering the high-volume junction of Highway 55W, 36S, and 881N. Fully positioned to service heavy regional transport, industrial fleets, and local traffic, this turn-key parcel is the ultimate location for retail, food services, or a hospitality-adjacent enterprise. Position your business where the traffic already flows!