



GRASSROOTS
REALTY GROUP

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9821/23/25 97 Avenue
Grande Prairie, Alberta

MLS # A2327017



\$199,900

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,053 sq.ft.

Zoning: CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.27 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional opportunity to acquire three commercial lots totaling approximately 0.27 acres in a high-visibility, centrally located area. Situated on 97 Avenue, this property offers excellent exposure with convenient access to major transportation routes and surrounding businesses. Whether you're looking to develop retail, office, professional services, or another permitted commercial use, these lots provide a versatile foundation for your next investment or business venture (buyer to verify permitted uses with the municipality). Located just minutes from downtown, the property is surrounded by established commercial amenities, restaurants, financial institutions, and professional services, while offering easy access to residential neighbourhoods that provide a strong local customer base. An excellent opportunity for developers, investors, or owner-operators seeking a strategic commercial location with outstanding future potential.