



GRASSROOTS
REALTY GROUP

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**66 Avenue 106 Street
Grande Prairie, Alberta**

MLS # A2328570



\$899,000

Division:	Stone Ridge
Lot Size:	1.87 Acres
Lot Feat:	City Lot, Corner Lot, Near Public Transit
By Town:	-
LLD:	11-71-6-W6
Zoning:	DC
Water:	Public
Sewer:	Public Sewer
Utilities:	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Prime Commercial Development Opportunity in Grande Prairie's Thriving South End! Unrivaled location meets ultimate versatility with this massive 1.89-acre parcel positioned directly adjacent to 68 Avenue, situated just south of the Four Points by Sheraton Hotel. Nestled in the rapidly growing hub of the city, this high-exposure property sits directly across from the busy Eastlink Centre and two major high schools, ensuring massive daily traffic counts and continuous local visibility. The surrounding area boasts a vibrant, established residential community and a wealth of existing shopping, dining, offices, and entertainment options that draw consistent crowds to this booming district. The true value of this land lies in its highly adaptable, site-specific DC-12 (Direct Control) zoning, which unlocks boundless revenue potential for high-end commercial, hospitality, and residential mixed-use projects. Discretionary development possibilities are vast, allowing a future owner to build a premier hotel, restaurant, family or fast-food establishment, minor drinking establishment, supermarket, convenience store, or general retail storefront. The flexible zoning guidelines also fully accommodate major or minor offices, financial buildings, or mixed-use apartment buildings to tap into the local housing demand. Additionally, the site is perfectly suited for essential community services and facilities, including major or minor health clinics, child care facilities, commercial schools, business support services, vehicle washes, or dynamic indoor recreation and entertainment hubs. Offered at an unbeatable value for a parcel of this scale and strategic position, this property represents a landmark investment opportunity for developers and business owners alike. Take advantage of this growing commercial hub and secure a cornerstone piece of Grande Prairie real estate before it is gone. Inquire with your commercial REALTOR® today to review the full site guidelines and discuss your development vision!