



GRASSROOTS
REALTY GROUP

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9003 101 Avenue
Lac La Biche, Alberta

MLS # A2330359



\$349,900

Division: NONE

Lot Size: 4.42 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: Arterial/ Commercial Shop

Water: See Remarks

Sewer: -

Utilities: See Remarks

Excellent commercial development opportunity on this prime 4.42-acre parcel located on the outskirts of Lac La Biche. Strategically positioned heading east towards the prestigious Lac La Biche Golf Course, this high-visibility property offers beautiful lake views and sits directly adjacent to Alexander Hamilton Park, ensuring excellent natural traffic exposure. The site is completely cleared, leveled, and entirely enclosed by a secure commercial-grade chain-link fence, making it truly shovel-ready. Municipal water and sewer stubs are already brought to the property line, with power and natural gas readily available for immediate hookup. A perfect canvas for your next commercial, retail, or hospitality venture in a rapidly growing recreation and business corridor. Bring your development plans today!