



GRASSROOTS
REALTY GROUP

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**9655 132 Avenue
Grande Prairie, Alberta**

MLS # A2332817



\$676,000

Division: Albinati Industrial

Lot Size: 2.08 Acres

Lot Feat: Cleared

By Town: -

LLD: -

Zoning: IG

Water: -

Sewer: -

Utilities: -

High-exposure industrial land opportunity fronting directly onto 132 Avenue, offering excellent traffic counts and visibility to showcase your business. This 2.08-acre parcel is located within the City of Grande Prairie and offers a highly functional site with good geotechnical conditions for future construction and development. With strong exposure along a major industrial corridor, convenient access, and plenty of room to design a facility around your business needs, this is an excellent opportunity for an owner-user, developer, or investor looking to secure industrial land in the city. The Vendor is also prepared to offer favourable terms to a qualified Buyer with build-to-suit aspirations, providing additional flexibility to help bring your development plans to life. Get your business noticed—call your Commercial Realtor® today for more information.