



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**9716 100 Avenue
Grande Prairie, Alberta**

MLS # A2339973



\$159,900

Division:	Central Business District
Lot Size:	0.15 Acre
Lot Feat:	City Lot, Cleared, Few Trees, Interior Lot
By Town:	-
LLD:	25-71-6-W6
Zoning:	CC
Water:	Public
Sewer:	Public Sewer
Utilities:	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

VACANT 66' x 100' lot located on 100th Ave in Grande Prairie's downtown core! Zoned Central Commercial (CC) this property allows for a WIDE VARIETY of commercial, residential institutional, cultural and related land uses. This flexibility is a valuable asset for any real estate investment. The city centre is the perfect niche for locally owned and operated businesses with great exposure. This could be the perfect place to build a thriving business. OR a great spot to invest in a small multi-unit condo/retail complex. (Building plans are available for serious inquiries). For residents, living downtown often just makes sense! It means convenience with quick, easy access to every service imaginable including retail, grocery, financial services and so much more. Whatever your dream, the possibilities are endless! ACT NOW to secure your piece of downtown G.P.'s promising future!