

# \$1,799,000 - 11702 106 Avenue, Grande Prairie

MLS® #A2193592

**\$1,799,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.82 Acres

Brochu Industrial., Grande Prairie, Alberta

Prime Commercial Development Opportunity  
â€“ 2.82 Acres with Highway Frontage

This 2.82-acre parcel of CA (Arterial Commercial) zoned land offers an exceptional opportunity for commercial development in one of Grande Prairieâ€™s most strategic locations. Positioned along Highway 43 and the BUSY 116 Street this property boasts high visibility and traffic exposure, making it ideal for businesses that rely on strong customer access and advertising potential.

## Key Features:

â€“ Zoning: CA (Arterial Commercial) â€“ allowing for a broad range of commercial uses, including retail, office space, hospitality, automotive services, gas stations, and more.

â€“ Direct exposure to one of the busiest routes in Grande Prairie, ensuring significant advertising visibility.

â€“ Utilities: All services are available at the road, making development straightforward and cost-effective.

â€“ Proximity to Key Amenities: Located just minutes from the airport, major shopping centers, hotels, and established commercial developments, providing a strong customer base and accessibility for employees.

â€“ Growth Potential: Grande Prairie is experiencing continued commercial expansion, making this a prime opportunity for investment or business development.



This property is well-suited for businesses looking to capitalize on high-traffic exposure, convenience, and future growth in the area. Whether developing a retail plaza, a restaurant, an office building, or a service-based business, this land offers the flexibility and location advantages necessary for success.

For more details or to discuss development possibilities, contact your trusted commercial agent.

### Essential Information

MLS® #	A2193592
Price	\$1,799,000
Bathrooms	0.00
Acres	2.82
Type	Land
Sub-Type	Commercial Land
Status	Active

### Community Information

Address	11702 106 Avenue
Subdivision	Brochu Industrial.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6M8

### Additional Information

Date Listed	February 10th, 2025
Days on Market	169
Zoning	CA - Arterial Commercial

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.