

**Lot 5A, 10102 130 Avenue  
Grande Prairie, Alberta**

**MLS # A2206361**



**\$397,500**

**Division:** Northridge

**Lot Size:** 1.59 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CT

**Water:** -

**Sewer:** -

**Utilities:** -

ROCK BOTTOM PRICING, ONLY \$250,000/ACRE. Prime opportunity awaits with this 1.59 acre vacant commercial lot, ideally situated in a high-visibility location perfect for development. With level terrain and easy access to major roads and infrastructure, this expansive parcel offers endless potential for a variety of commercial uses—retail, office, mixed-use, warehouse, shop, or industrial. Surrounded by growing businesses and residential neighbourhoods, the property benefits from strong traffic counts and excellent frontage. Whether you're an investor or a business owner ready to build, this lot is a blank canvas with many possibilities.