

**12110 97 Avenue  
Grande Prairie, Alberta**

**MLS # A2209311**



**\$745,500**

**Division:** Vision West Business Park

**Lot Size:** 2.13 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** IB

**Water:** -

**Sewer:** -

**Utilities:** -

Vision West Business Park - near Grande Prairie Airport, ATCO, Aquatera bulk water station. Unlock the potential of this expansive 2.13 acre vacant commercial lot, perfectly positioned for your next development project. Located in a high-traffic area with excellent road frontage and visibility, this property offers a strategic location for commercial, retail, office, hospitality, warehouse, or other commercial ventures. The lot features easy utility access and is surrounded by a mix of established businesses.