



8411 108 Street  
Grande Prairie, Alberta

MLS # A2106248



**\$1,999,000**

Division: Richmond Industrial Park

Lot Size: 5.83 Acres

Lot Feat: -

By Town: -

LLD: 23-71-6-W6

Zoning: IB

Water: -

Sewer: -

Utilities: -

ATTENTION DEVELOPERS: Prime Location on the southwest side of the City of Grande Prairie! This 5.83 Acre Parcel is strategically located on the corner of Highway 40 (37,922 vpd) and 84th Avenue (19,188 vpd). It is surrounded by a rapidly growing residential area and adjacent to a major business/industrial district with a large daytime business population. This piece of Commercial land is gravelled, fully fenced and gated. If you are looking for an ideal place to build or expand your business or in need of extra yard space for storage, then this is the location you have been waiting.