

**12110 97 Avenue
Grande Prairie, Alberta****MLS # A2209311****\$692,250****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.