

**Lot 3, 12009 97 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2122284**



**\$693,000**

**Division:** Vision West Business Park

**Lot Size:** 1.65 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** IB

**Water:** -

**Sewer:** -

**Utilities:** -

Discover the ideal location for your business at this prime 1.65-acre site in Grande Prairie's Vision West Business Park, strategically positioned south of the bustling airport amidst established businesses like Napa Auto Parts, Peavey Mart, and Red-L Distributors. With Business Industrial (IB) zoning and full municipal services, this lot offers versatility and convenience, perfect for a range of business needs. Benefit from the area's future-ready infrastructure and proximity to key transportation networks, ensuring your enterprise's long-term success and growth potential. The neighboring 1.55 lot can be purchased with this listing for a total of 3.2 acres. Call your Commercial Realtor today and elevate your business to new heights.