

**NW 84 Ave
Lac La Biche, Alberta**

MLS # A2267850



\$499,000

Division: Lac La Biche

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: Highway Commercial Distri

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 8.65 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Highway 881 Development Opportunity! Seize the potential of 8.65 acres with prime highway frontage in town. This strategic location offers direct access via a paved road along the north side of the parcel, with town water and sewer services conveniently nearby. Perfect for a commercial strip mall or service center, this property is ideally positioned to capture high-visibility traffic heading to Conklin and Fort McMurray. A rare investment opportunity in a growing area. Build your business where opportunity meets demand!