

**Lot 5A, 10102 130 Avenue
Grande Prairie, Alberta**

MLS # A2206361



\$357,750

Division: Northridge

Lot Size: 1.59 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CT

Water: -

Sewer: -

Utilities: -

ROCK BOTTOM PRICING, ONLY \$250,000/ACRE. Prime opportunity awaits with this 1.59 acre vacant commercial lot, ideally situated in a high-visibility location perfect for development. With level terrain and easy access to major roads and infrastructure, this expansive parcel offers endless potential for a variety of commercial uses—retail, office, mixed-use, warehouse, shop, or industrial. Surrounded by growing businesses and residential neighbourhoods, the property benefits from strong traffic counts and excellent frontage. Whether you're an investor or a business owner ready to build, this lot is a blank canvas with many possibilities.