

# \$1,344,000 - 12005 & 12009 97 Avenue, Grande Prairie

MLS® #A2122452

**\$1,344,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.20 Acres

Vision West Business Park, Grande Prairie,  
Alberta

Discover the ideal location for your business on these two individually titled lots totaling 3.2 acres 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, these lots offer 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. Call your Commercial Realtor® today and elevate your business to new heights.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2122452        |
| Price     | \$1,344,000     |
| Bathrooms | 0.00            |
| Acres     | 3.20            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

Address 12005 & 12009 97 Avenue



|             |                           |
|-------------|---------------------------|
| Subdivision | Vision West Business Park |
| City        | Grande Prairie            |
| County      | Grande Prairie            |
| Province    | Alberta                   |
| Postal Code | T8W 0J7                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2024 |
| Days on Market | 376              |
| Zoning         | IB               |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.