

# \$935,000 - 66 Avenue 106 Street, Grande Prairie

MLS® #A2171374

**\$935,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.87 Acres

Stone Ridge, Grande Prairie, Alberta

Dare to Dream? Your Opportunity Awaits!

Introducing an exceptional serviced location in the heart of Grande Prairie, poised to become the next vibrant hub of activity. Strategically situated directly across from the Eastlink Centre and adjacent to the Four Points Sheraton, this prime property is surrounded by a wealth of shopping, dining, offices and entertainment options, making it an ideal investment opportunity.

Imagine the possibilities! With zoning that could accommodate a restaurant, this location could be the perfect home for a beloved dining establishment—Picture the excitement of locals and visitors alike enjoying a fantastic meal just steps away.

But that's not all. The proximity to the Eastlink Centre, two nearby schools, and a thriving residential community makes this site ideal for a supermarket, catering to the needs of families and workers in the area.

Envision a stunning mixed-use apartment building of up to four stories, offering residents breathtaking views of the adjacent pond and expansive prairies. Swipe to discover the picturesque landscape that could be your backdrop!

The potential doesn't stop there—consider the opportunities for a



childcare facility, health center, office buildings, or retail stores. The possibilities are limited only by your imagination!

Contact a commercial realtor today to discuss how we can turn your vision into reality and elevate Grande Prairie to new heights of desirability and convenience. Let's make your dreams come true!

## Essential Information

MLS® #	A2171374
Price	\$935,000
Bathrooms	0.00
Acres	1.87
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	66 Avenue 106 Street
Subdivision	Stone Ridge
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0K8

## Additional Information

Date Listed	October 7th, 2024
Days on Market	223
Zoning	DC

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	-------------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.