

\$950,000 - Cc Resources Road, Grande Prairie

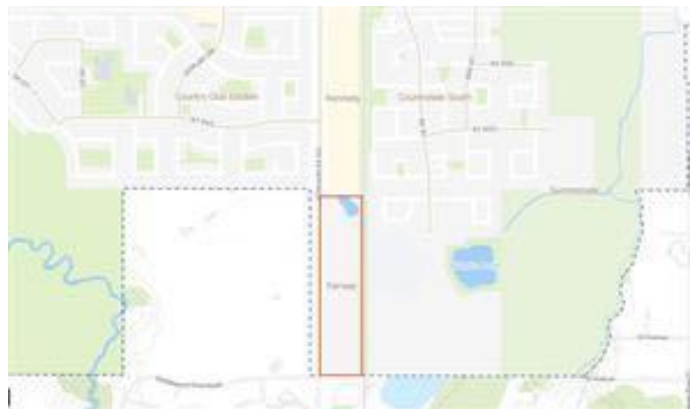
MLS® #A2192145

\$950,000

0 Bedroom, 0.00 Bathroom,
Land on 29.05 Acres

Fairway, Grande Prairie, Alberta

GENERATIONAL OPPORTUNITY TO ACQUIRE A VERSATILE 29+/- ACRE PARCEL OF LAND IN THE CITY OF GRANDE PRAIRIE, AB. This rectangular lot is strategically located in the SE quadrant of the city and poised for future growth in the surrounding area. Adjacent to the Grande Prairie Golf & Country Club, Upscale neighborhoods & the Evergreen Events Complex which is host to hundreds of thousands of visitors annually. The land currently has an RM(Medium Density Residential) + CG(Commercial General) which offers nice flexibility for development options and multiple types of revenue & return on investment streams. Multi family apartment complexes, Adult gated community, RV park, recreational/sport facility, commercial retail, hotel, gas station this area truly leads itself to endless development opportunities. Priced at \$32,706/acre it allows for future growth and servicing & access work to be completed while still leaving margins in the long term project. This is currently the largest parcel of it's type available on the market in the City of Grande Prairie and all economic factors are pointing in the direction of steady growth in the region in both the near/long term. There are currently development outline plans in place and available for Buyer's review. Capture the chance to bring your project to life and the returns that come with it. Contact a Realtor today to gather further information and let's find the path forward to meet your



investment goals.

Essential Information

MLS® #	A2192145
Price	\$950,000
Bathrooms	0.00
Acres	29.05
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Cc Resources Road
Subdivision	Fairway
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7N6

Additional Information

Date Listed	February 3rd, 2025
Days on Market	232
Zoning	RM/CS

Listing Details

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

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.