

# \$397,500 - Lot 5a, 10102 130 Avenue, Grande Prairie

---

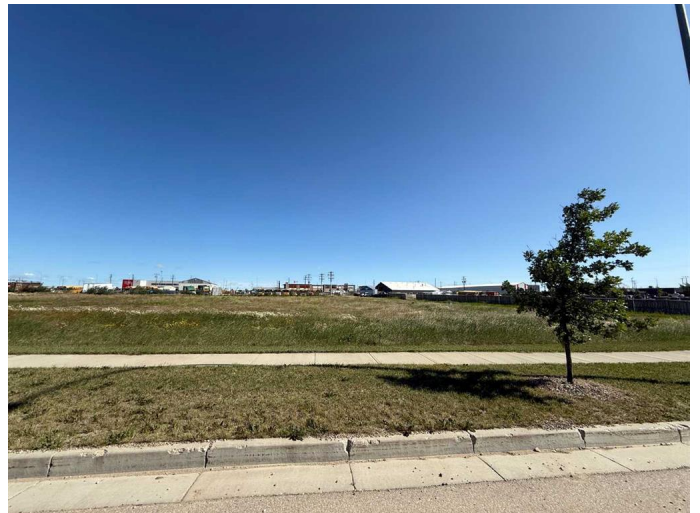
MLS® #A2206361

**\$397,500**

0 Bedroom, 0.00 Bathroom,  
Land on 1.59 Acres

Northridge., Grande Prairie, Alberta

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.



## Essential Information

MLS® #	A2206361
Price	\$397,500
Bathrooms	0.00
Acres	1.59
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	Lot 5a, 10102 130 Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie

Province	Alberta
Postal Code	T8V 8L6

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	126
Zoning	CT

### **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.